



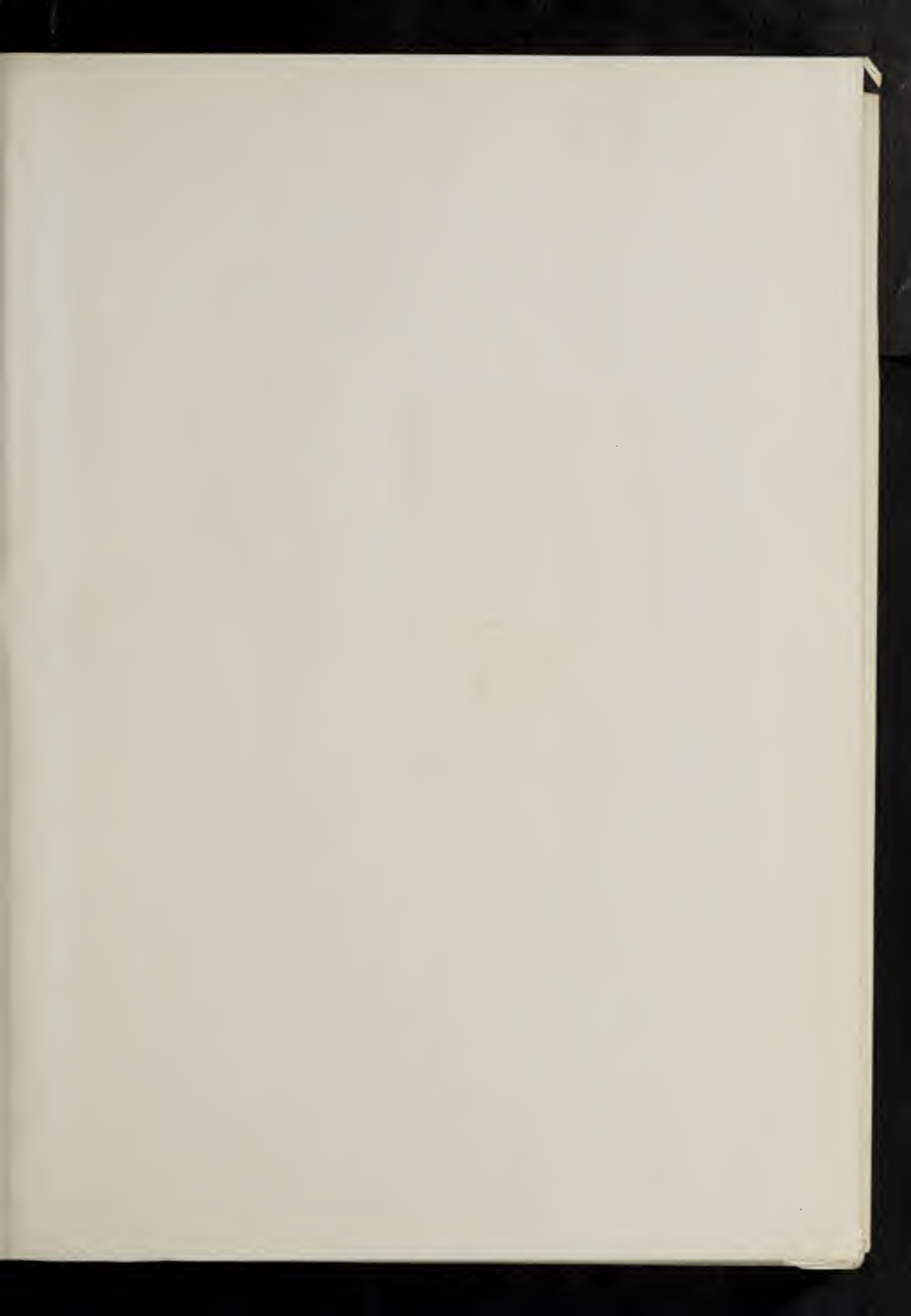


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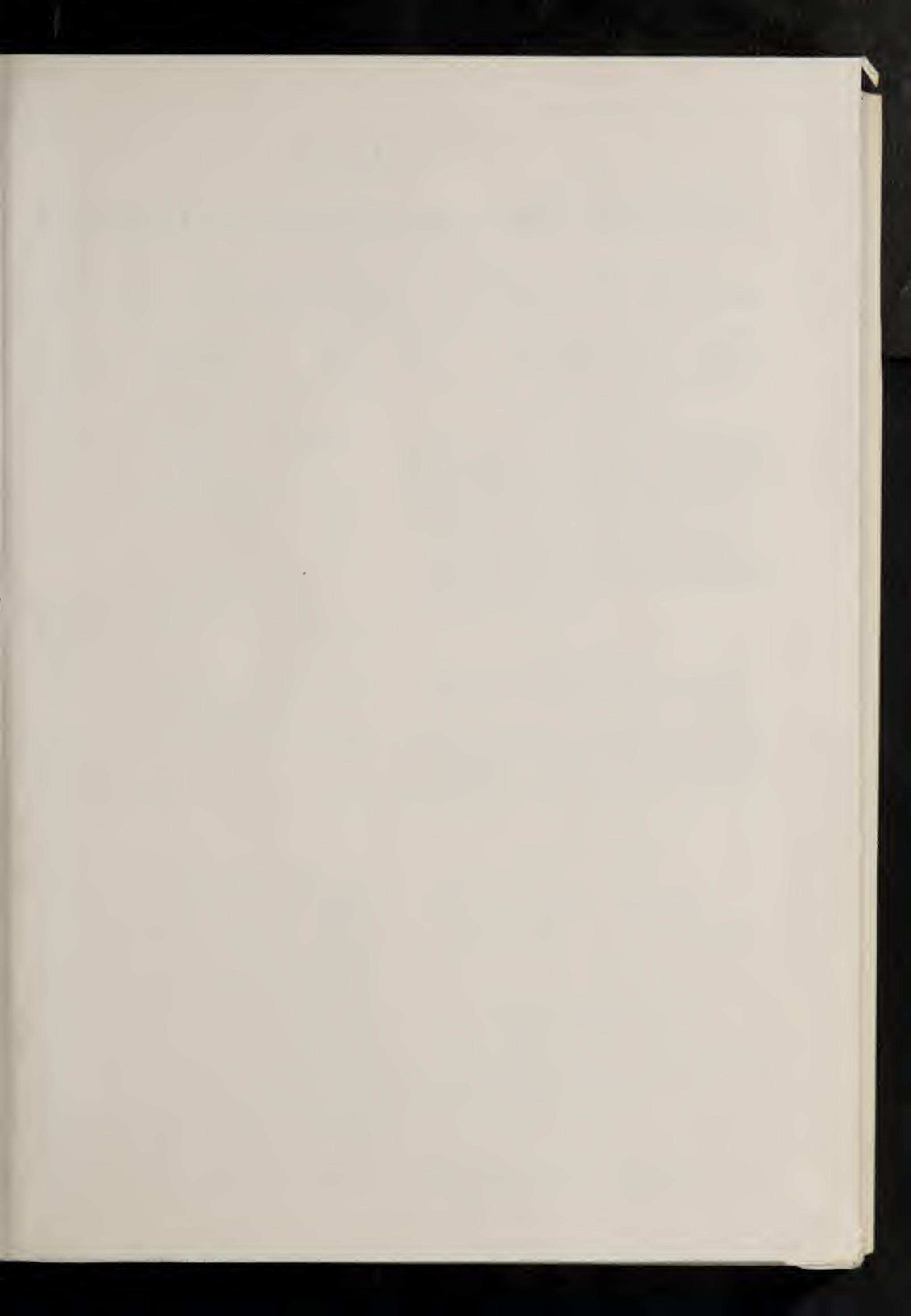
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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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9 a.m. to 12 noon.

Address all communications to the Chairman

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248-50-BZ.

(Remaining minutes will be printed in the Bulletin of
July 10, 1951).

COURT DECISION

On May 25, 1950, Copy of Petition and Order of Certiorari was served on the Board by Francis X. McCormack, attorney for Jack Helman, an objecting property owner, seeking a review of the Board's action in connection with Cal. No. 856-49-BZ; premises 1910 Nostrand Avenue, west side, 110 ft. north of Foster Avenue, Borough of Brooklyn, granting a variance under Section 21 of the Zoning Resolution to permit in a business use, C area district, the erection and maintenance of a business building, using more than permitted area.

At Special Term, Supreme Court, Mr. Justice Kleinfeld sustained Board, stating:

"Respondents' motion to vacate order of certiorari granted. This court may not substitute its judgment for the judgment of respondents. It was not illegal for respondent to grant this variance, although the applicant was not the holder of the legal title to the property. In any event, this opposition should have been raised at the hearings held by respondents."

(N.Y.L.J. June 28, 1951, page 2381).

PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On June 29, 1951, Copy of Petition and Order of Certiorari was served on the Board by Patrick D. Concagh, attorney for Bernard J. Gillroy, as Commissioner of the Department of Housing and Buildings, seeking a review of the Board's decision on May 15, 1951, granting an appeal and reversing the decision of the Borough Superintendent of Queens as to nurses' home and staff house being integral parts of the hospital plant; Cal. No. 43-51-A; premises 8101 Baxter Avenue, Building No. 2, block bounded by Broadway, 78th Street and 41st Avenue, Elmhurst, Borough of Queens.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

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Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

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437-51-SM—American Brand Vermiculite (plaster aggregate, concrete aggregate, thermal insulating fill), manufactured by American Vermiculite Corporation, Material.

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439-51-SM—Red Top gypsum plaster and rocklath as a 2 hour fire resistive ceiling, manufactured by United States Gypsum Co., Material.

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442-51-A—H.B.B.—156 76th street, south side, 180 ft. west of Ridge boulevard (Block 5948, Lot 32), Borough of Brooklyn, Alt. 1608-51.

443-51-A—H.B.B.—1539-1559 Troy avenue and 4402-4508 Glenwood road, southeast corner (Block 7728, Lots 36 and 51), Borough of Brooklyn, Alt. 484-51.

444-51-BZ—H.B.M.—495-499 Franklin D. Roosevelt drive, southwest corner of Delancey street, 26 Mangin street and 6 Broome street (Block 322, Lots 37, 50, 51, 52 and 53), Borough of Manhattan, Amendment to N.B. 12-51.

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446-51-BZ—H.B.M.—141-145 West 43rd street, north side, 210 ft. east of 7th avenue and 146-150 West 44th street, south side, 185.6 ft. east of 7th avenue (Block 996, Lot 12), Borough of Manhattan, Alt. 859-51.

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Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
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Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
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Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
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Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Mar.	13, 1951—Vol. 36, No. 11
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Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Feb.	27, 1951—Vol. 36, No. 9A
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Insulating Fibre Board Rules	Oct.	25, 1949—Vol. 34, No. 43A
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Administrative Code Excerpts

Refrigerating System, Chap. 19....Mar. 27, 1951—Vol. 36, No. 13A
Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JULY 3, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 3, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

150-51-BZ—Application, March 2, 1951, under sections 7c and 7A of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Volpe Inc., owner, to permit in a residence and business use district, the erection and maintenance of a business building (factory), with an entrance and curb cut more than the permitted distance from the intersection; premises 92-13 to 92-15 172nd street, east side, 123.86 ft. south of Jamaica avenue (Block 10213, Lot 68), Jamaica, Borough of Queens.

5-51-BZ—Application, January 9, 1951 under section 21 of the zoning resolution of Jacob J. Gloster, applicant, on behalf of Charles Modica, owner, to permit in a business use, C area district, the erection and maintenance of a building (store), using more than the area permitted; premises 2035-2037 Nostrand avenue, east side, 120 ft. south of Farragut road (Block 5005, Lot 35), Borough of Brooklyn.

1223-40-BZ—Reopened December 12, 1950 as Volume II—Application, November 9, 1950, under sections 7f, 7i, 7h of the zoning resolution of Edmort Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repair shop and office; and to permit the day and night parking and storage for more than five motor vehicles, for a term of fifteen years; premises 1703-1731 McDonald avenue and 288-298 Avenue O, southeast corner (Block 6608, Lot 1), Borough of Brooklyn.

368-19-BZ—Reopened May 1, 1951 as Volume IV—Application, April 12, 1951, under sections 7f, 7i and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of 1935 Coney Island Avenue Realty Corporation, owner, to permit in a business use district, the erection and maintenance of an automobile showroom (new and used cars) and a gasoline service station, lubritorium, motor vehicle repairs, boiler room and office, with show windows and curb cuts more than the permitted distance from the intersection; premises 1935-1939 Coney Island avenue and 1101-1111 Avenue P, northeast corner (Block 6758, Lots 51 and 52), Borough of Brooklyn.

812-23-BZ—Reopened November 28, 1950 as Volume II—Application, November 9, 1950 under section 7h of the zoning resolution of O'Connell and McInerney, applicants, on behalf of Chatham Properties, Inc., owner, to permit in the residence use portion of a lot located in a residence and business use district, the parking and storage of motor vehicles; premises 681-695 East Tremont avenue, 1964 Belmont avenue, northeast corner and 1967 Crotona avenue (Block 3079, part of Lot 42), Borough of The Bronx.

1236-27-BZ—Reopened, January 9, 1951 as Volume II—Application, December 20, 1950, under section 7f of the zoning resolution of Salvatore Spina, applicant, on behalf of Frank Skura, owner (Salvatore Spina and Ludwig Savarese, lessees), to permit in a business use district, the extension of existing gasoline service station, and the extension of existing building and the addition of two new 550 gallon diesel oil storage tanks and a new dispensing pump; premises 163-01 Cross Bay boulevard, (Woodhaven boulevard), southeast corner of 163rd avenue (Sheridan avenue); (Block 4046, Lots 63 and 64), Howard Beach, Borough of Queens.

100-51-BZ—Application, February 9, 1951, under sections 7f, 7i and 7h of the zoning resolution of Kitzler and Nurick, applicants, on behalf of Minna S. Schwartz and Simon Rappaport, owners, to permit in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs and office, and to permit the parking of motor vehicles waiting to be serviced, for a term of fifteen years; premises 7502-7516 New Utrecht avenue and 1624-1630 Bay Ridge parkway, southwest corner (Block 6225, part of Lot 17), Borough of Brooklyn.

167-51-BZ—Application, March 9, 1951, under sections 7c, 7i and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Krakow Garage Corp., owner, to permit in a business use, E area district, the extension of existing garage for more than

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five motor vehicles nearer to street line than is permitted, and the change of occupancy to a storage garage for more than five motor vehicles, lubritorium, motor vehicle repairs and car washing; premises 2902-2920 West 37th street and 3702-3712 Mermaid avenue, southwest corner (Block 7031, Lot 18), Borough of Brooklyn.

178-51-BZ—Application, March 13, 1951, under section 7e of the zoning resolution, of Morton S. Cahn, applicant, on behalf of Nicholas Santoemma, owner (Greta Cleaners, lessee), to permit in a residence use district, the change of occupancy of front apartment in basement from residence to business use, (collection point for valet service) for a term of two years; premises 275 West 73rd street, north side, 80 ft. west of West End avenue (Block 1165, Lot 104), Borough of Manhattan.

89-51-BZ—Application, February 6, 1951, under section 7e of the zoning resolution, of Abraham N. Horwitz, applicant, on behalf of Celestina Vastano, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of accessories, motor vehicle repairs and office for a term of fifteen years; premises 218-228 Hamilton avenue and 690-692 Hicks street, southwest corner and 33-43 Luqueer street (Block 1513, Lots 29, 33 and 35), Borough of Brooklyn.

926-50-BZ—Application, December 20, 1950, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Rose Stern and Aaron Goldblum, owners (N. and J. Realty Corporation, lessee), to permit in a retail use district, the reconstruction and extension in area of existing gasoline selling station to include auto washing, lubritorium and office, and to permit the existing high speed auto laundry to remain; premises 557-567 Grand street and 401-409 Madison street, southwest corner (Block 265, Lots 65, 66 and 69), Borough of Manhattan.

170-51-BZ—Application, March 12, 1951, under section 7e of the zoning resolution, of Lewis B. Carr, applicant, on behalf of Maple Manor, Inc., owner, to permit in a residence use district, the erection and maintenance of garages (individual) for thirty six (36) cars to be used accessory to the garden type apartments on the northerly side of 39th avenue; premises 189-20 39th avenue, south side, 595 ft. west of 192nd street (Block 5324, Lot 55), Auburndale, Borough of Queens.

527-50-BZ—Application, July 12, 1950, under sections 7e, 7f and 7i of the zoning resolution, of Peter Reiss, applicant, on behalf of Peter Reiss and Randolph Weinsier, owners, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, welding, auto washing, accessory sales, machine shop and the parking of more than five motor vehicles; premises 46-09 53rd avenue, northeast corner of 46th street (Block 2543, Lots 1 and 73), Maspeth, Borough of Queens.

934-50-BZ—Application, December 14, 1950, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Frank A. Zunino, Jr., owner, to permit in a retail 1 use, B area district, the erection and maintenance of a storage garage for more than five motor vehicles without the required rear yard; premises 116 to 120 West 49th street, south side, 228 ft. 4 in. west of Avenue of the Americas (Block 1001, Lots 42, 43 and 44), Borough of Manhattan.

946-50-A—116-120 West 49th street, south side, 228 ft. 4 in. west of Avenue of the Americas (Block 1001, Lots 42, 43 and 44), Borough of Manhattan.

196-49-BZ—Reopened May 22, 1951 as Vol II for consideration as to amendment of resolution as per revised new plans—re Application of Lama, Proskauer and Prober, applicants on behalf of Socony-Vacuum Oil Co.,

Inc., owner, under section 7e of the zoning resolution to permit in a local retail use district, the erection and maintenance of a gasoline service station, to include auto laundry, lubritorium, minor repairs (with hand tools only) and office; premises 1280 Allerton avenue, southwest corner of Wilson avenue (Block 4468, Lot 43), Borough of The Bronx.

605-50-BZ—Application, August 3, 1950, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Vanhard Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and the sale of accessories for a term of fifteen years; premises 110-31 to 110-41 Horace Harding boulevard, 59-36 to 59-42 Van Doren street, northwest corner (Block 1970, Lots 39, 40 and 41), Corona, Borough of Queens.

599-31-BZ—Reopened October 3, 1950 as Volume III—Application, September 11, 1950, under sections 7c and 21 of the zoning resolution of Jacob J. Gloster, applicant, on behalf of Ideal Cleaners and Dyers, Inc., owner, to permit in the residence use portion of a plot located in a business and residence use, B area district, the extension of a building to be used for shipping and storage of dry cleaning plant, using more than the area permitted; premises 99 Kosciusko street, north side, 100 ft. east of Nostrand avenue and 237-239 Nostrand avenue, (Block 1779, Lots 91, 2 and 3), Borough of Brooklyn.

582-38-BZ—Reopened May 1, 1951 as Volume II—Application, April 13, 1951, under sections 7c and 7A of the zoning resolution of Charles M. Spindler, applicant, on behalf of Sun Oil Co. and Queens Equity Realty Co., Inc., owners, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station, auto-washing, lubrication, sale of accessories and office, with an entrance more than the permitted distance from the intersection; premises 222-33 to 222-51 Braddock avenue, 88-66 to 88-70 Sabre street, northwest corner and 88-55 to 88-67 Winchester boulevard (Block 7967, Lots 27, 31 and 39), Bellerose, Borough of Queens.

523-48-BZ—Reopened March 6, 1951 as Volume II—Application, February 5, 1951, under section 7h of the zoning resolution of Burke, Morrison and Green, applicant, on behalf of Hasco Construction Corporation, owner, to permit in a residence, local retail and retail use district, the parking of motor vehicles for patron's and employee's motor vehicles, for a term of fifteen years; premises 61-02 to 61-36 Springfield boulevard, southwest corner of Horace Harding boulevard (Block 7610, Lots 8, 11, 17 and 20), Bayside, Borough of Queens.

42-51-BZ—Application, January 2, 1951, under sections 7e, 7h and 9A of the zoning resolution, of A. J. Daidone, applicant, on behalf of Department of Public Works, City of New York, owner, to permit in a residence and business use, B area and class 1½ times height district, the erection of more than one building on a lot more than the permitted height from LaGuardia Field, and to permit the parking of motor vehicles (no fee) on unbuilt upon portion of plot; premises 7901 Broadway, 8101 Baxter avenue and 8102 Baxter avenue (buildings 1, 2 and 3); (Block bounded by Broadway, 71st street, 41st avenue and Baxter avenue); (Block 1500, Lot 2), Elmhurst, Borough of Queens.

193-51-BZ—Application, March 16, 1951, under sections 7i and 7h of the zoning resolution of Lama, Proskauer and Prober, applicant, on behalf of Shore Drive Motors Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used as an auto showroom, servicing and motor vehicle repairs, lubrication, wheel-alignment, brake testing, storage of auto parts and parts department and office; and to permit the

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existing parking and storage and the sale and display of more than five new and used cars on the unbuilt upon portion of plot; premises 6201-6223 3rd avenue and 302-312 62nd street, southeast corner and 301-311 63rd street (Block 5799, Lots 1, 5 and 8), Borough of Brooklyn.

206-51-BZ—Application, March 26, 1951, under sections 7c, 7i and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Patrick Lombardi and Joseph Guadagno, owners, to permit in a business use district, the change in occupancy (and extension of building), from stores to motor vehicle repair shop, and woodworking shop using power driven tools; premises 620-624 Westchester avenue and 624-628 Cauldwell avenue, southeast corner (Block 2623, Lot 87), Borough of The Bronx.

311-51-BZ—Application, April 30, 1951, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of Beachport Homes, Inc., owner (Great Atlantic and Pacific Tea Co., Inc., lessee), to permit in the residence use portion of a lot located in a residence and business use district, the parking of patron's and employee's motor vehicles (no fee to be charged); premises 80-01 to 80-21 Caldwell avenue, north side, from 80th to 81st streets, 58-57 to 58-63 80th street and 58-52 to 58-64 81st street (Block 2920, Lot 31), Elmhurst, Borough of Queens.

385-51-BZ—Application, May 9, 1951, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Haven Chevrolet, Inc., owner, to permit in a business use district, the alteration of existing building and change of occupancy from boiler room, garage for more than five motor vehicles, parking and storage of more than five motor vehicles and gasoline service station to boiler room, repair and servicing of new and used motor vehicles, brake and wheel alignment lubrication, battery and electric work, gasoline service station, parts storage, auto showroom for new and used cars and office; and to permit the erection of a roof sign; premises 81-12 to 81-20 Atlantic avenue and 94-02 to 94-26 82nd street, southwest corner and 81-13 to 81-25 Rockaway boulevard (Block 9009, Lot 6), Woodhaven, Borough of Queens.

398-51-BZ—Application, June 1, 1951, under section 9A of the zoning resolution, of Julius Fishkind, applicant, on behalf of B. L. Building Corp., owner, to permit in a business and undetermined use, D area district and class 1 times height district, the erection and maintenance of multiple dwellings exceeding the allowable height within two miles of an airport (Floyd Bennett Field); premises 2229 Knapp street, east side, 174.37 ft. south of Avenue V through to Plumb 1st street (Block 7428, Lot 1); 2251 Knapp street, east side, 316.28 ft. north of Whitney avenue through to Plumb 1st street (Block 7528, Lot 10); 2270 Plumb 1st street, northwest corner of Whitney avenue (Block 7528, Lot 19) and 2212 Plumb 1st street, southwest corner of Gerritsen avenue (Block 7528, Lot 75), Borough of Brooklyn.

163-51-BZ—Application, March 5, 1951, under section 21 of the zoning resolution, of Herman F. Spinken, applicant, on behalf of James Straub, owner, to permit in a business use, C area district, the erection and maintenance of a roof extension in front of building (under construction), using more than the area permitted; premises 179-30 to 179-32 Hillside avenue, south side, 25.02 ft. east of 179 place (Block 9915, Lot 31), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JULY 3, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 3, 1951, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

234-49-SM—Alabama Metal Lath Co. 2" Studless Metal Lath & Sanded Gypsum Partition.

235-49-SM—Bostwick Steel Lath Co. 2" Studless Metal Lath & Sanded Gypsum Partition.

236-49-SM—Ceco Steel Products Co. 2" Studless Metal Lath & Sanded Gypsum Partition.

237-49-SM—Goldsmith Metal Lath Co. 2" Studless Metal Lath & Sanded Gypsum Partition.

238-49-SM—Inland Steel Products Co. 2" Studless Metal Lath & Sanded Gypsum Partition.

239-49-SM—National Gypsum Co. 2" Studless Metal Lath & Sanded Gypsum Partition.

240-49-SM—Penn Metal Co. 2" Studless Metal Lath & Sanded Gypsum Partition.

241-49-SM—Truscon Steel Co. 2" Studless Metal Lath & Sanded Gypsum Partition.

242-49-SM—Wheeling Corrugating Co. 2" Studless Metal Lath & Sanded Gypsum Partition.

243-49-SM—U.S. Gypsum Co. 2" Studless Metal Lath & Sanded Gypsum Partition.

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

114-51-A—1818 86th street, southwest corner of Bay 19th street (2nd floor); (Block 6369, Lot 50), Borough of Brooklyn.

275-51-A—1881-1883 and 1885-1889 Park avenue, northeast corner of East 128th street (Block 1777, Lots 1 and 3), Borough of Manhattan.

255-51-A—50-19 47th avenue (Nelson avenue), northwest corner of 51st (Jessie place) street (ground floor); Block 2283, Lot 68), Woodside, Borough of Queens.

85-51-A—438-444 West 19th street, south side, 225 ft. east of 10th avenue (Block 716, Lot 57), Borough of Manhattan.

99-51-A—2269 Emmons avenue, north side, from Dooley street to Delamere place (1st floor); (Block 7496, Lots 64 and 66), Borough of Brooklyn.

293-51-A—2253-2269 Emmons avenue, north side, from East 23rd to Dooley streets (1st floor); (Block 7496, part of Lot 66), Borough of Brooklyn.

289-51-A—902-912 41st street and 4101-4109 9th avenue, southeast corner (1st floor); (Block 5590, Lot 10), Borough of Brooklyn.

271-51-A—535 5th avenue and 1 East 44th street, northeast corner (cellar and 1st floor); (Block 1279, Lot 1), Borough of Manhattan.

294-51-A—7 Vestry street, south side, 113.18 ft. west of Varick street and 28 Laight street (Block 220, Lot 23), Borough of Manhattan.

388-51-A—206-10 to 206-16 86th road and 86-50 to 86-54, 86-60 to 86-64, 86-72 to 86-76, 86-80 to 86-84

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and 86-92 to 86-96 208th street (Block 10590, Lot 100); 209-10 to 209-16 and 209-30 to 209-34 86th drive and 210-10 to 210-16 and 210-34 to 210-40 Grand Central parkway (Block 10592, Lot 150); 209-31 to 209-35 86th drive, 86-09 to 86-15, 86-35 to 86-39, 86-61 to 86-65 and 86-91 to 86-95 208th street and 208-26 to 208-30, 208-70 to 208-76 and 208-84 to 208-90 Grand Central parkway (Block 10593, Lot 2); 206-09 to 206-15 86th road and 86-02 to 86-06, 86-16 to 86-20 and 86-26 to 86-30 208th street (Block 10599, Lot 100), Hollis, Borough of Queens.

434-51-A—Ferris street, north side, from Wolcott to Coffey streets (Blocks 573 and 595A, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 10, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 10, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:*

927-22-BZ—Reopened November 14, 1950 as Volume IV—Application, October 30, 1950, under section 7h of the zoning resolution of O'Connell and McInerney, applicant, on behalf of Rogers Place Corp., owner (Topicana Club, lessee), to permit in the residence use portion of a lot located in a residence and business use district, the parking and storage of motor vehicles; premises 915 Westchester avenue, west side, 100 ft. north of Rogers place (Block 2698, part of lot 79), Borough of The Bronx.

59-51-BZ—Application, January 24, 1951, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Ken Isle, Inc., owner, to permit in a residence use district, the erection and maintenance of a gasoline selling station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; premises 18-01 to 18-09 Francis boulevard and 159-02 to 159-06 18th avenue, southeast corner and 18-02 to 18-10 160th street (Block 4748, Lot 35), White-stone, Borough of Queens.

105-51-BZ—Application, February 15, 1951, under section 7h of the zoning resolution, of Jacob Lubroth and Son, applicants, on behalf of Sarah Maurer, owners, to permit in a residence use district, the parking and storage of motor vehicles for a term of five years; premises 2948-2950 West 30th street, west side, 380 ft. south of Mermaid avenue (Block 7050, Lot 28), Borough of Brooklyn.

189-51-BZ—Application, March 12, 1951, under sections 7e, 7h and 7i of the zoning resolution of Maxfield Blau-feux, applicant, on behalf of Empire Chevrolet, Inc., owner, to permit in a business use district, the change in occupancy from auto-showroom, dead storage and office, to auto-showroom, motor vehicle repair shop and office, parking of customers cars, sale and display of more than five cars, and storage of more than five motor vehicles on open portion of lot; and to permit signs above roof; premises 1-19 Remsen avenue and 944-954 East New York avenue, southeast corner (Block 4593, Lot 110), Borough of Brooklyn.

190-51-A—1-19 Remsen avenue and 944-954 East New York avenue, southeast corner (1st floor); (Block 4593, Lot 110), Borough of Brooklyn.

218-51-BZ—Application, March 27, 1951, under section 7h of the zoning resolution, of Seymour M. Litman, applicant, on behalf of Alex Litman, owner, to permit in a residence use district, the parking and storage of motor vehicles; premises 53-01 to 53-07 Edgemere ave-nue and 191 to 199 Beach 53rd street, southwest corner (Block 343, Lot 31), Edgemere, Borough of Queens.

280-51-BZ—Application, April 5, 1951, under sections 7e, 7f, 7i and 7h, of the zoning resolution of Joseph B. Klein, applicant, on behalf of Holldale Property Corp., owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, sale of auto accessories, motor vehicle repairs, and office, and the parking of more than five motor vehicles waiting to be serviced; and to permit the erection and maintenance of seventy-one car garages; premises 2030 Bronxdale avenue, northwest corner of Antin place (Block 4285, Lot 1), Borough of The Bronx.

327-51-BZ—Application, May 8, 1951, under section 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Larrybette Corp., owner, to per-mit in a residence use district, the parking and storage of motor vehicles; premises 2798-2826 East 29th street, west side, 79 ft. 6 $\frac{7}{8}$ in. north of Emmons avenue (Block 7501, Lot 49), Borough of Brooklyn.

118-48-BZ—Reopened May 22, 1951 as Volume II—Ap-plication, April 13, 1951, under sections 7f, 7i and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Mareve Realty Corp., owner, to permit in a business use, C area district, the erection and maintenance of a building to be used as a machine shop, locker room, auto parts storage and sales, radiator repairs, auto repairs, loading and unloading platform, and the storage of more than five motor vehicles; without the required rear yard; and to permit the existing sale and display of more than five motor vehicles on unbuilt upon portion of lot: premises 150-11 to 150-29 Hillside avenue, north side, 110 ft. east of 150th street (Block 9706, Lots 88, 90, 92, 94 and 98), Jamaica, Borough of Queens.

618-45-BZ—Reopened May 22, 1951 for consideration as to extension of term of variance—re Application of Hayes, Nottingham, Appell and Combs, applicants, on behalf of Charlotte H. Appell, owner, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from club, bowling alleys, banquet hall and dwelling to retail stores, offices and dwelling; premises 448 West 51st street, south side, 243 ft. 9 in. east of 10th avenue (Block 1060, Lot 154), Borough of Manhattan.

183-51-A—222-15 99th avenue (also known as 222-18 98th avenue, n. s. middle buildings), 100 ft. 6 in. east of 222nd street (Block 10806—formerly 1736, Lot 6), Queens Vil-lage, Borough of Queens.

297-51-A—Transportation of propane in tank truck in New York City (capacity of tanks not in conformity with fire department specifications).

62-51-A—98-02 to 98-22 222nd street and 222-01 to 222-45 99th avenue, northeast corner and 222-02 to 222-44 98th avenue (Block 10806, Lots 1 and 6), Queens Village, Borough of Queens.

437-43-BZ—Reopened October 24, 1950 as Volume II—Application, April 12, 1951, under sections 7c and 21 of the zoning resolution, of Albert E. Wheeler, applicant, on behalf of Dorothy White, owner, to permit in a resi-dence use district, the change in occupancy from factory for a term of years, (previously granted by the Board for ten years—expires October 5, 1953) to factory with-out limitation to a term of years; premises 421-429 West 54th street, north side, 300 ft. west of 9th avenue (Block 1064, Lots 16-18 inclusive), Borough of Manhattan.

417-50-BZ—Reopened February 6, 1951 as Volume II—Application, January 22, 1951, under section 7c of the zoning resolution, of Francis Seaman, applicant, on be-half of Rebann Laundry Corp., owner, to permit in a residence and manufacturing use district, the extension to existing wet wash laundry; premises 32-79 47th street,

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east side, 68.96 ft. north of 34th avenue (Block 723, Lots 8 and 83), Long Island City, Borough of Queens.

784-50-BZ—Reopened May 22, 1951 as Volume II—Application, April 12, 1951, under section 21 of the zoning resolution of Lama, Proskauer and Prober, applicant, on behalf of George E. Kriegler, owner, to permit in a business use, C area district, the extension to existing building at rear, using more than the area permitted; premises 1583 Pitkin avenue, north side, 80 ft. east of Herzl street (Block 3495, Lot 37), Borough of Brooklyn.

107-51-BZ—Application, February 16, 1951, under section 21 of the zoning resolution, of Eli B. Rabineau and Sam J. Glaberson, applicants, on behalf of Dr. Abram Sohmer, owner, to permit in a business use, E1 area district, the extension to existing one family dwelling and physician's office nearer to street line than is permitted; premises 87-02 144th street, southwest corner of 87th avenue (Block 9701, Lot 6), Jamaica, Borough of Queens.

149-51-BZ—Application, March 2, 1951, under section 21 of the zoning resolution, of Ferdinand Savignano, applicant, on behalf of Seymour Shevack, owner, to permit in a business use, C area district, the erection of a structure to combine the existing front and rear buildings using more than the area permitted; premises 8672 18th avenue, west side, 100 ft. north of Benson avenue (Block 6368, Lot 58), Borough of Brooklyn.

154-51-BZ—Application, March 5, 1951, under section 7c of the zoning resolution, of Max Wechsler, applicant, on behalf of Emchest Corporation, owner, to permit in a residence and business use district, the change in occupancy from theatre and stores to factory and stores; premises 860-876 Westchester avenue, southeast corner of Hewitt place and 851-859 East 161st street (Block 2689, Lot 11), Borough of The Bronx.

215-51-BZ—Application, March 29, 1951, under sections 7c, 7e and 21 of the zoning resolution, of Vito P. Battista, applicant, on behalf of Murray Roth, owner (Joseph Ragusa, lessee); to permit in a residence and unrestricted use district, the maintenance of an auto-wrecking yard, with the entrance through residence portion of lot; premises 78-09 57th avenue, north side, 54.34 ft. west of 79th street (Block 2805, Lot 89), Elmhurst, Borough of Queens.

216-51-A—78-09 57th avenue, north side, 54.34 ft. west of 79th street (Block 2805, Lot 89), Elmhurst, Borough of Queens; (under section 35 of the General City Law re bed of mapped street—79th street).

242-51-BZ—Application, April 5, 1951, under sections 7c and 7e of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Elsie Wolosoff, owner, to permit in a manufacturing use district, the erection and maintenance of a building with a lumber yard on unbuilt upon portion of lot; premises 68-90 to 68-96 Austin street, southwest corner of 69th avenue (Stafford avenue); (Block 3234, Lot 45), Forest Hills, Borough of Queens.

378-51-BZ—Application, May 29, 1951, under sections 7c and 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Joseph Slifka and Aaron Simon, owners (Parking Associates Corp., lessee), to permit in a retail and restricted retail use district, the parking and storage of more than five motor vehicles; premises 29-37 East 51st street and 477 Madison avenue, northeast corner (Block 1287, Lots 21, 22, 23, 24 and 25), Borough of Manhattan.

932-50-A—440 (rear) Kent avenue, west side, 240 ft. south of South 8th street (Block 2134, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 10, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 10, 1951, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

257-39-SM—Vol. II—USG Metal Lath and Lathing Accessories; (reopened March 1, 1949 re amendment of resolution as to additional U.S.G. Metal Lath and Accessories and Change of Name from United States Gypsum Red Top Metal Lath and Accessories to U.S.G. Metal Lath and Accessories).

179-51-SA—Unelco Open Circuit Protection.

115-51-SA—Pentwater Whirl-A-Jet Fuel Oil Lift Pumps—Models A and C.

233-51-SM—Kohnke's No-Bolt Coupler (Clamp for Pipe Scaffold).

694-50-SA—Alco Fuel Oil Preheater (Fixed Tube Sheet Design).

470-49-SM—Elevator Hoistway Doors and Entrances—Swinging and Single Slide Two Speed and Center Opening; (reopened October 24, 1950 re amendment to resolution as to minor construction details).

503-49-SM—Dextone Mo-Sai and Polished Dextolite.

502-49-SM—Dextone (Building Trim Similar to Limestone).

684-44-SM—Tiger Pressure Hydrated Finish Lime.

886-49-SA—Vol. II—Modification as to Safety Control System Paracoil Type EI Fuel Oil Preheater.

20-50-SM—Flintkote Stalwart Sheathing 4 x 8½" thickness, 4 x 8 25/32" thickness, 2 x 8 25/32" thickness re amendment of Resolution as to Asphalt Coating on ½" Flintkote Stalwart Sheathing.

231-50-SM—SK Insulrock Non-Load Bearing Partition.

778-49-SM—Orangeburg Pipe (for house sewer connections).

793-50-SA—Orr and Sembower Powermaster Oil Preheater, Model 3.

367-49-SA—Armstrong Oil Burner, D-2, D-1 and D1-2; (reopened February 20, 1951 re amendment of resolution to include additional models of Oil Burner (Model D-2)).

745-49-SA—Armstrong Vaporizing Oil Furnace, Model 8501-L6-72.

335-51-SA—Montgomery Oil Buffer—Model P-1852-2.

852-49-SA—Smith-Mills, Series OCU-Boiler Burner Unit; (reopened June 5, 1951 re amendment of resolution to include additional models).

639-49-SA—Armstrong (Gas-Fired) Gravity Steel Furnace—Models 5001-G2-70, 5001-G2-105 and 5001-G2-140.

333-39-SM—Vol. II—Double V Cinder Block (cinder concrete construction—various sizes); reopened March 6, 1951 re amendment to resolution to include additional sizes of cinder blocks.

629-49-SA—Stewart Beverage Dispenser—Model S-500-C.

640-49-SA—Armstrong Gas Fired Forced Air Winter Air Conditioning Unit—Models 5001-G5-70, 5001-G5-105, 5001-G5-140, 5001-G6-70 and 5001-G6-105.

156-51-A—4805 8th avenue, east side, 40 ft. 2½ in. south of 48th street (1st floor); (Block 778, Lot 8), Borough of Brooklyn.

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129-51-A—555 Fulton street, north side, 83 ft. east of Bond street and 557 Fulton street, north side, 103 ft. east of Bond street (Block 2093, Lots 30 and 31), Borough of Brooklyn.

19-51-A—82-73 Parsons boulevard, southeast corner of 82nd drive (Block 6859, Lot 14), Jamaica, Borough of Queens.

227-51-A—1400-1420 Metropolitan avenue, northeast corner of Parkchester road (basement); (Block 3938, Lot 1), Borough of The Bronx.

333-51-A—1841-1851 Fulton street, north side, block bounded by Patchen avenue, Bainbridge street, Ralph avenue and McDougal street, 311-329 Patchen avenue, 322-324 Bainbridge street and 250, 254, 272 to 280 Ralph avenue (buildings 5, 6, 7 and 8); (Block 1688, Lot 1), Borough of Brooklyn; (under section 36 of the General City Law re buildings not fronting on legal streets).

106-51-A—1562 Atlantic avenue, south side, 215 ft. west of Albany avenue (Block 1204, Lot 27), Borough of Brooklyn.

130-51-A—348 West 42nd street, north side, 175 ft. east of 9th avenue (2nd floor); (Block 1032, Lot 57), Borough of Manhattan.

359-51-A—27-31 Bleecker street, north side, 75 ft. east of Shinbone alley (Block 529, Lot 55), Borough of Manhattan.

448-51-A—924-926 Broadway, east side, 22 ft. 5 in. north of East 21st street (2nd, 3rd and 4th floors); (Block 850, Lots 14 and 15), Borough of Manhattan.

449-51-A—157-05 20th road and 20-33 Clintonville street, northeast corner (Block 4750, Lot 1); 157-11 20th road, north side, 65-81 ft. east of Clintonville street (Block 4750, Lot 80); 157-55 20th road, north side, 81 ft. west of Willets Point boulevard (Block 4750, Lot 57); 157-59 20th road, north side, 40.5 ft. west of Willets Point boulevard (Block 4750, Lot 55); 157-63 20th road and 158-43 Willets Point boulevard, northwest corner (Block 4750, Lot 53), Whitestone, Borough of Queens.

383-51-A—2505 Grand avenue, northwest corner of West 190th street (Block 3214, Lot 60), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JULY 13, 1951, 2:30 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday afternoon, July 13, 1951, at 2:30 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

217-21-SR—Proposed Amendments of the Oil Burner Rules, adoption of.

HARRIS H. MURDOCK, *Chairman.*

JULY 17, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 17, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

385-50-BZ—Application, June 1, 1950, under section 7c of the zoning resolution of Imre Chairman, applicant, on behalf of Czechoslovak Auditorium, Inc., owner, to permit in a residence use district, the change in occupancy from club, bar and grille in cellar, to public restaurant,

office and assembly hall on 1st floor to theatre and hall; mezzanine to be used in conjunction with proposed 1st floor use; committee rooms, dining room and kitchen on 2nd floor to public restaurants; apartment and billiard room on 3rd floor—no change; premises 347 East 72nd street, north side, 194 ft. west of First avenue (Block 1447, Lot 18), Borough of Manhattan.

503-50-BZ—Reopened April 3, 1951 as Volume II—Application, May 24, 1951, under section 21 of the zoning resolution of Henry C. Brucker, applicant, on behalf of Casper Livoti, owner, to permit in a business use, D area district, the erection and maintenance of a building (stores), using more than the area permitted; premises 62-29 Flushing avenue, north side, 190 ft. west of Grand avenue (Block 2713, Lot 34), Maspeth, Borough of Queens.

97-51-BZ—Application, February 8, 1951, under section 7e of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Jamaica Water Supply Co., owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and office for a term of fifteen years; premises 114-11 to 114-19 Atlantic avenue and 91-52 to 91-60 115th street, northwest corner (Block 9324, Lots 30 and 31), Richmond Hill, Borough of Queens.

151-51-BZ—Application, March 2, 1951, under sections 7e and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Mollie Okun, owner, to permit in a residence use, C area district, the conversion of two garages to one store, with entrance on East 16th street only, using more than the area permitted, for a term of years; premises 1601-1603 Quentin road, northeast corner of East 16th street (Block 6779, Lots 50 and 51), Borough of Brooklyn.

152-51-A—Application (decision of the borough superintendent) filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of sections 28 and 245 of the Multiple Dwelling Law re required open spaces; premises 1601-1603 Quentin road, northeast corner of East 16th street (1st floor); (Block 6779, Lots 50 and 51), Borough of Brooklyn.

273-51-BZ—Application, April 17, 1951, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Morris Barocas, owner, to permit in a business use, C area district, the erection and maintenance of a building (stores) using more than the area permitted; premises 5211-5223 Avenue D and 698 East 53rd street, northwest corner (Block 4773, Lots 41 and 43), Borough of Brooklyn.

854-50-BZ—Application, November 14, 1950, under sections 7f and 7i of the zoning resolution, of Henry George Greene, applicant, on behalf of 444 10th Avenue Corp., owner, to permit in a retail use district, the change in occupancy of first floor from sale and recapping of tires, auto supplies and the parking of customers cars to a gasoline service station, lubritorium, motor vehicle repairs, sale of tires and auto supplies; premises 444-446 10th avenue, southeast corner of West 35th street (Block 732, Lot 70), Borough of Manhattan.

855-50-A—444-446 10th avenue, southeast corner of West 35th street (Block 732, Lot 70), Borough of Manhattan.

343-51-BZ—Application, May 17, 1951, under sections 21 and 19-B of the zoning resolution, of Loshen and Lazarus, applicants, on behalf of Norqueen Realty Corporation, owner, to permit in a residence use, F and G area district, more than one building on a lot by the erection and maintenance of a two story garden apartment development not in conformity with the area district requirements of the zoning resolution as to side and rear yards and set-backs in the F area district, and

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the erection of dwellings for more than one family and as to rear and side yards and set-backs in the G area district; and with parking and garage space as calculated for the development as a unit instead of individual buildings; premises 56-08 to 56-28, 57-02 to 57-04, 57-10 to 57-60 and 57-64 to 57-66 244th street, 242-05 to 242-19 and 242-31 to 242-73 61st avenue and 56-03 to 56-33 Douglas parkway; 242-06 to 242-28, 242-36 to 242-58 and 242-66 to 242-68 Horace Harding boulevard (Block 8276, Lot 2); 244-02 to 244-16, 244-24 to 244-48, 246-02 to 246-28 and 246-32 to 246-46 57th drive; 244-01 to 244-03 and 244-09 to 244-35 61st avenue and 57-31 to 57-65 244th street (Block 8276, Lot 10); 244-07 to 244-25, 246-59 to 246-61, 246-65 to 246-71 and 246-75 to 246-77 57th drive; 245-03 to 245-15 61st avenue; 57-01 to 57-03, 57-07 to 57-31, 57-35 to 57-61, 57-65 to 57-83, 57-87 to 57-89, 58-01 to 58-45, 58-49 to 58-63 and 58-67 to 58-69 246th crescent; 244-08 to 244-10 and 244-20 to 244-42 Horace Harding boulevard; 56-07 to 56-25 244th street (Block 8276, Lot 20); 246-11 to 246-43 57th drive; 57-02 to 57-04, 57-10 to 57-26, 57-30 to 57-62, 57-66 to 57-86, 58-40 to 58-64 and 58-68 to 58-70 246th crescent (Block 8276, Lot 30); 245-02 to 245-04 and 245-14 to 245-40 61st avenue; 245-01 to 245-89 62nd avenue; 61-05 to 61-21 245th place (Block 245-17, 245-39 to 245-45, 245-49 to 245-71 and 245-76 to 8305, Lot 10); 244-90 to 244-98 61st avenue; 245-02 to 246-16 62nd avenue; 61-06 to 61-28 245th place (Block 8306, Lot 4), Douglaston, Borough of Queens.

344-51-A—Appeal from a decision of the borough superintendent (under section 35 of the General City Law re bed of mapped streets and section 36 of the General City Law re buildings not fronting on legal streets); premises 56-08 to 56-28, 57-02 to 57-04, 57-10 to 57-60 and 57-64 to 57-66 244th street, 242-05 to 242-19 and 242-31 to 242-73 61st avenue and 56-03 to 56-33 Douglas parkway; 242-06 to 242-28, 242-36 to 242-58 and 242-66 to 242-68 Horace Harding boulevard (Block 8276, Lot 2); 244-02 to 244-16, 244-24 to 244-48, 246-02 to 246-28 and 246-32 to 246-46 57th drive; 244-01 to 244-03 and 244-09 to 244-35 61st avenue and 57-31 to 57-65 244th street (Block 8276, Lot 10); 244-07 to 244-25, 246-59 to 246-61, 246-65 to 246-71 and 246-75 to 246-77 57th drive; 245-03 to 245-15 61st avenue; 57-01 to 57-03, 57-07 to 57-31, 57-35 to 57-61, 57-65 to 57-83, 57-87 to 57-89, 58-01 to 58-45, 58-49 to 58-63 and 58-67 to 58-69 246th crescent; 244-08 to 244-10 and 244-20 to 244-42 Horace Harding boulevard; 56-07 to 56-25 244th street (Block 8276, Lot 20); 246-11 to 246-43 57th drive; 57-02 to 57-04, 57-10 to 57-26, 57-30 to 57-62, 57-66 to 57-86, 58-40 to 58-64 and 58-68 to 58-70 246th crescent (Block 8276, Lot 30); 245-02 to 245-04 and 245-14 to 245-40 61st avenue; 245-01 to 245-17, 245-39 to 245-45, 245-49 to 245-71 and 245-76 to 245-89 62nd avenue; 61-05 to 61-21 245th place (Block 8305, Lot 10); 244-90 to 244-98 61st avenue; 245-02 to 246-16 62nd avenue; 61-06 to 61-28 245th place (Block 8306, Lot 4), Douglaston, Borough of Queens.

317-51-BZ—Application, May 3, 1951, under sections 21, 19-B and 7e, of the zoning resolution, of Loshen and Lazarus, applicants, on behalf of Pracon Realty Corp., owner, to permit in a residence use, E and F area district, more than one building on a lot by the erection of a two-story garden apartment development not in conformity with the area district requirements of the zoning resolution, as to side and rear yards, and set-backs; and with parking and garage spaces as calculated for the development as a unit instead of individual buildings; premises 251-02 to 251-04, 251-08 to 251-26, 252-02 to 252-04, 252-08 to 252-34 and 253-02 to 253-04 58th avenue; 251-01 to 251-23, 252-01 to 252-03, 252-09 to 252-25, 252-27 to 252-49, 252-51 to 252-63 and 253-01 to 253-03 60th avenue; 58-03 to 58-15, 58-19 to 58-33 and 58-37 to 58-51 251st street (Block 8349, Lot 36); 249-04 to 249-38 and 249-42 to 249-54 57th avenue; 249-23 to 249-57 and 249-61 to 249-63 60th avenue; 58-02 to 58-20, 58-22 to 58-32 and 58-34 to 58-52 251st street; 57-01 to

57-03, 57-06 to 57-21, 57-23 to 57-33, 57-35 to 57-49 and 57-53 to 57-55 Marathon parkway (Block 8337, Lot 1); 249-04 to 249-06, 249-10 to 249-28, 249-30 to 249-40, 249-32 to 249-60 and 249-64 to 249-66 60th avenue; 249-01 to 249-03, 249-05 to 249-39 and 249-43 to 249-45 61st avenue; 60-06 to 60-12, 60-16 to 60-36 and 60-54 to 60-60 251st street; 60-01 to 60-03, 60-09 to 60-35 and 60-39 to 60-41 Marathon parkway (Block 8353, Lot 1); 251-02 to 251-20, 252-02 to 252-04, 252-08 to 252-26, 252-28 to 252-38, 252-40 to 252-54, 253-02 to 253-04, 253-08 to 253-22, 253-26 to 253-28, 253-32 to 253-42 and 254-04 to 254-06 60th avenue; 251-01 to 251-25, 251-27 to 251-45, 251-47 to 251-57, 251-59 to 251-77, 253-01 to 253-17, 253-21 to 253-23 and 253-27 to 253-41 61st avenue; 60-05 to 60-11, 60-15 to 60-33, 60-35 to 60-41, 60-31 to 60-69 and 60-43 to 60-61 251st street (Block 8358, Lot 1); 256-14 to 256-16 60th avenue; 255-15 to 255-37 61st avenue; 60-02 to 60-04, 60-08 to 60-22, 60-24 to 60-38, 60-40 to 60-54 and 60-58 to 60-60 Little Neck parkway; 60-62 to 60-12 256th street (Block 8359, Lot 6); 255-03 to 255-28 61st avenue; 61-03 to 61-05, 61-09 to 61-35 and 63-01 to 63-03 255th street; 61-02 to 61-04, 61-08 to 61-40 and 61-44 to 61-52 Little Neck parkway (Block 8367, Lot 2); 251-02 to 251-12, 251-14 to 251-24, 251-26 to 251-32, 251-34 to 251-64, 253-02 to 253-04 and 253-46 to 253-54 61st avenue; 252-01 to 252-37, 252-41 to 252-75 and 252-79 to 252-81 63rd avenue; 61-05 to 61-17 51st street; 61-04 to 61-34 255th street (Block 8363, Lot 1); 249-06 to 249-16, 249-20 to 249-38, 251-02 to 251-04 and 251-10 to 251-12 63rd avenue; 249-03 to 249-05 and 249-09 to 249-33 63rd drive; 63-02 to 63-20 252nd street and 63-05 to 63-27 Marathon parkway (Block 8373, Lot 2); 252-14 to 252-50 and 252-36 to 252-82 63rd avenue, 63-05 to 63-25 252nd street and 63-02 to 63-10 255th street (Block 8375, Lot 1), Douglaston, Borough of Queens.

318-51-A—Appeal from a decision of the borough superintendent and an application filed under section 35 of the General City Law re bed of mapped streets and section 36 of the General City Law re buildings not fronting on legal streets; premises 251-02 to 251-04, 251-08 to 251-26, 252-02 to 252-04, 252-08 to 252-34 and 253-02 to 253-04 58th avenue; 251-01 to 251-23, 252-01 to 252-03, 252-09 to 252-25, 252-27 to 252-49, 252-51 to 252-63 and 253-01 to 253-03 60th avenue; 58-03 to 58-15, 58-19 to 58-33 and 58-37 to 58-51 251st street (Block 8349, Lot 36); 249-04 to 249-38 and 249-42 to 249-54 57th avenue; 249-23 to 249-57 and 249-61 to 249-63 60th avenue; 58-02 to 58-20, 58-22 to 58-32 and 58-34 to 58-52 251st street; 57-01 to 57-03, 57-06 to 57-21, 57-23 to 57-33, 57-35 to 57-49 and 57-53 to 57-55 Marathon parkway (Block 8337, Lot 1); 249-04 to 249-06, 249-10 to 249-28, 249-30 to 249-40, 249-32 to 249-60 and 249-64, to 249-66 60th avenue; 249-01 to 249-03, 249-05 to 249-39 and 249-43 to 249-45 61st avenue; 60-06 to 60-12, 60-16 to 60-36 and 60-54 to 60-60 251st street; 60-01 to 60-03, 60-09 to 60-35 and 60-39 to 60-41 Marathon parkway (Block 8353, Lot 1); 251-02 to 251-20, 252-02 to 252-04, 252-08 to 252-26, 252-28 to 252-38, 252-40 to 252-54, 253-02 to 253-04, 253-08 to 253-22, 253-26 to 253-28, 253-32 to 253-42 and 254-04 to 254-06 60th avenue; 251-01 to 251-25, 251-27 to 251-45, 251-47 to 251-57, 251-59 to 251-77, 253-01 to 253-17, 253-21 to 253-23 and 253-27 to 253-41 61st avenue; 60-05 to 60-11, 60-15 to 60-33, 60-55 to 60-41, 60-31 to 60-69 and 60-43 to 60-61 251st street (Block 8358, Lot 1); 256-14 to 256-16 60th avenue; 255-15 to 255-37 61st avenue; 60-02 to 60-04, 60-08 to 60-22, 60-24 to 60-38, 60-40 to 60-54 and 60-58 to 60-60 Little Neck parkway; 60-62 to 60-12 256th street (Block 8359, Lot 6); 255-02 to 255-28 61st avenue; 61-03 to 61-05, 61-09 to 61-35 and 63-01 to 63-03 255th street; 61-02 to 61-04, 61-08 to 61-40 and 61-44 to 61-52 Little Neck parkway (Block 8367, Lot 2); 251-02 to 251-12, 251-14 to 251-24, 251-26 to 251-32, 251-34 to 251-64, 253-02 to 253-04 and 253-46 to 253-54 61st avenue; 252-01 to 252-37, 252-41 to 252-75 and 252-79 to 252-81 63rd avenue; 61-05 to 61-17 251st street; 61-04 to 61-34

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255th street (Block 8363, Lot 1); 249-06 to 249-16, 249-20 to 249-38, 251-02 to 251-04 and 251-10 to 251-12 63rd avenue; 249-03 to 249-05 and 249-09 to 249-33 63rd drive; 63-02 to 63-20 252nd street and 63-05 to 63-27 Marathon parkway (Block 8373, Lot 2); 252-14 to 252-50 and 252-36 to 252-82 63rd avenue, 63-05 to 63-25 252nd street and 63-02 to 63-10 255th street (Block 8375, Lot 1), Douglaston, Borough of Queens.

627-26-BZ—Reopened May 22, 1951 as Volume III—Application, April 27, 1951, under section 21 of the zoning resolution of Siegel and Green, applicants, on behalf of 1910 Arthur Avenue Corp., owner, to permit in a residence use district, the change in occupancy on first floor from commercial use (banking) to offices, stores and restaurant; premises 1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx.

824-50-A—1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx. (Revocation of Certificate of Occupancy, N.B. 793-28).

835-47-BZ—Reopened May 2, 1950 as Volume II—Application, April 21, 1950, under sections 7i, 7e and 7A of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of E. Koepfel, Inc., owner, to permit in a residence and business use district, the parking of cars on roof of existing structure with a business driveway crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection; premises 162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

366-51-A—162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

176-50-BZ—Application, March 14, 1950, under section 7c of the zoning resolution, of Max Horn, applicant, on behalf of Frank Fenimore, owner, to permit in a residence and business use district, the extension of existing junk storage building; premises 106-01 to 106-15 154th street and 154-02 South road, southeast corner (Block 10122, Lot 1), Jamaica, Borough of Queens.

118-51-BZ—Application, February 26, 1951, under section 7e of the zoning resolution of Max Horn, applicant, on behalf of Oscar Mandel, owner, to permit in a residence use district, the erection of more than one building on the lot by the erection and maintenance of a commercial building (stores); premises 14-18 to 14-40 Mott avenue and 13-41 Greenport road, southeast corner (Block 78, Lot 2), Far Rockaway, Borough of Queens.

187-51-BZ—Application, March 8, 1951, under section 7f of the zoning resolution, of Ferdinand Savignano, applicant, on behalf of Dellwell Realty Corporation, owner, to permit in a business use district, the change in occupancy of existing five car business garage and hay and feed market to public garage; and the combination of this building with adjoining public garage (by removing fire wall); premises 5905-5923 16th avenue, northeast corner of 60th street (Block 5510, Lot 1), Borough of Brooklyn.

188-51-A—5905-5923 16th avenue, northeast corner of 60th street (Block 5510, Lot 1), Borough of Brooklyn.

209-51-BZ—Application, March 28, 1951, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Benjamin C. Nevin, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and storage, motor

vehicle repairs and office; premises 146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.

217-51-BZ—Application, March 16, 1951, under section 7e of the zoning resolution of Siegel and Green, applicants, on behalf of A. F. & G. Realty Corp., owner (owner under contract Seymour Schneider and Morris Greenstein doing business as Kingston Motor Sales and Berl Berry Motors, Inc.), to permit in a residence use district, the maintenance of an outdoor sale and display of motor vehicles; premises Bruckner boulevard, north side, from Evergreen to Colgate avenues (Block 3711, Lot 1), Borough of The Bronx.

221-51-BZ—Application, March 1, 1951, under section 21 of the zoning resolution, of Ingram S. Carner, applicant, on behalf of Herman Weiner, owner, to permit in a business use, D area district, the erection and maintenance of a business building (store and offices) using more than the area permitted; premises 74-05 Metropolitan avenue, north side, 65.44 ft. east of 74th street (Block 3065, Lot 27), Middle Village, Borough of Queens.

222-51-A—74-05 Metropolitan avenue, north side, 65.44 ft. east of 74th street (Block 3065, Lot 27), Middle Village, Borough of Queens (under section 35 of the General City Law re bed of mapped street—Metropolitan avenue).

231-51-BZ—Application, April 3, 1951, under section 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Karl Thomas, owner, to permit in a business use C area district, the erection and maintenance of a building (store) using more than the area permitted; premises 3566 Jerome avenue, east side, 85.5 ft. north of East 212th street (Block 3329, Lot 48), Borough of The Bronx.

241-51-BZ—Application, April 5, 1951, under sections 7h, 7A and 7e of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Salcoats Realty Corp., owner, to permit in a residence and business use district, the parking of patrons' motor vehicles, with a curb cut more than the permitted distance from the intersection; premises 39-02 to 39-20 Bell boulevard, southwest corner of 39th avenue (Block 6237, Lot 6), Bayside, Borough of Queens.

256-51-BZ—Application, April 11, 1951, under section 7h of the zoning resolution, of James E. Casale, applicant, on behalf of Hunts Point Oval, Inc., owner to permit in the residence use portion of a lot located in a residence, business and unrestricted use district, the parking and storage of motor vehicles for a term of years; premises 940-948 Southern boulevard and 1035-1051 and 1063 East 163rd street, northeast corner, (Block 2742, Lot 3 and 70), Borough of The Bronx.

286-51-BZ—Application, April 19, 1951, under section 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Ruth Plains Corp., owner, to permit in a business use, C area district, the extension to an existing building (stores) using more than the area permitted; premises 2159-2165 White Plains road, west side, 360 ft. south of Pelham Parkway South (Block 4317, Lot 64), Borough of The Bronx.

345-51-BZ—Application, May 21, 1951, under sections 7c, 7e, 7h and 7f, of the zoning resolution, of Goldwater and Flynn, applicant, on behalf of Certified Carent, Inc., owner, to permit in a residence use district, the reconstruction of accessory building on existing gasoline service station to be used for auto washing, lubritorium, repairing, accessory sales and office, and to permit existing ten individual metal garages used for storage of

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motor vehicles and the parking and storage of motor vehicles to remain; premises 83-91 Macombs place, northwest corner of West 153rd street (Block 2039, Lot 15—formerly part of Lot 45), Borough of Manhattan.

353-51-BZ—Application, May 23, 1951, under section 7h of the zoning resolution of Joseph Unger, applicant, on behalf of Estates Station Corp., owner, to permit in the residence use portion of a lot located in a residence and retail use district, the parking and storage of motor vehicles for a term of years; premises 179-21 to 179-27 Hillside avenue, north side, 263.7 ft. west of Midland parkway (Block 9937, Lot 56), Jamaica, Borough of Queens.

396-51-BZ—Application, May 31, 1951, under section 7h of the zoning resolution, of Leo Kornblath, applicant, on behalf of Drydock and Corlears Park Properties, Inc., owner (Joseph Abraham, lessee), to permit in a residence use district, the parking and storage of motor vehicles for a term of three years; premises 13-23 Corlears street, west side, from Monroe to Cherry streets, 304-312 Monroe street and 472-474 Cherry street (Block 263, Lot 16), Borough of Manhattan.

865-50-A—120th street and 31st avenue, southwest corner (Block 4376, Lot 100), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JULY 17, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 17, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

338-51-SM—Fil-O-Matic Nozzle, Model 1811.

895-50-SA—Calco-Meter Gasoline Dispensing Pumps, Models 996SV, 994SV, 992SV, 996A, 994A, 996SVA, 994SVA, 992SVA.

491-31-SA—Perfection Oil Burning Heater—Models 3145, 3150, 3156, 3157, 3170 and 3171 (previously approved re Models 2250, 3140, 3155, 3168); (reopened December 12, 1950 re amendment of resolution to include additional models of Oil Burning Heaters—Models 3145, 3150, 3156, 3157, 3170 and 3171).

700-50-SA—White Cleaning Machine—Model Syntone.

745-50-SA—Martin Perc Saver.

744-50-SA—Martin Dry Cleaning Unit—Model 50.0.

743-50-SA—Martin Dry Cleaning Unit—Model 25.0.

229-51-SA—Bendix Automatic Dryer (Gas Fired)—Models F703 and F705.

343-50-A—35 Hall street, east side, 175 ft. north of Park avenue (5th floor, Building D); (Block 1876, Lot 1); 25 Hall street, east side, 226 ft. 4 in. south of Flushing avenue (5th floor, Building F); (Block 1876, Lot 1); 43 Hall street, east side, 133 ft. 3 in. north of Park avenue (1, 3, 4, 5, 6, 7th floors, Building N); (Block 1876, Lot 1) and 29 Ryerson street, east side, 116 ft. 15½ in. north of Park avenue (3rd, 6th and 8th floors, Building P); (Block 1877, Lot 1), Borough of Brooklyn.

216-50-A—120 Chambers street, south side, 149.8 ft. east of West Broadway and 50 Warren street (sub-cellar, cellar, 1st floor); (Block 136, Lot 9), Borough of Manhattan.

81-27-S—Vol. II—48-56 West 48th street, south side, 408 ft. west of 5th avenue (Block 1263, Lot 61), Borough of Manhattan.

955-50-A—853 St. Johns place, north side, 80 ft. east of Nostrand avenue (Block 1248, Lot 63), Borough of Brooklyn.

620-46-A—Vol. II—1420 Augustina avenue, northeast corner of Bayport place (Block 24, Lot 100), Far Rockaway, Borough of Queens.

287-51-A—245 West Fordham road and 2295 Cedar avenue, northeast corner (cellar and 1st floor); (Block 3235, Lot 30), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

JULY 24, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 24, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

655-24-BZ—Reopened April 10, 1951 as Volume III—Application, March 9, 1951 under section 7c of the zoning resolution, of Fred C. Dahlem, applicant, on behalf of Cosmetology Publishing Corp., owner, to permit in a structure located in a residence and business use district, using more of floor space for manufacturing than is permitted; premises 3837-3839 White Plains road, west side, 75.31 ft. south of East 221st street and 84 East 221st street (Block 4655, Lot 42), Borough of The Bronx.

111-50-BZ—Reopened January 9, 1951—Application, February 2, 1951, under sections 7e and 21 of the zoning resolution, of Demov, Callahan & Morris, applicants, on behalf of Rosenbaum and Siegel, owners, to permit in a residence use D-1 area district, the erection and maintenance of a business building (retail stores), using more than the area permitted and without the required setbacks from street lines; premises North side of Randall avenue, block front between Commonwealth and Rosedale avenues, northeast corner of Randall avenue and Rosedale avenue, and northwest corner of Randall avenue and Commonwealth avenue (Block 3555, Lot 1), Borough of The Bronx.

342-50-BZ—Reopened May 1, 1951 as Volume II—Application, April 6, 1951, under section 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Morris Brothers Estates, Inc., owner, to permit in the residence use portion of a plot, located in a residence and business use district, the parking of motor vehicles for patrons' use; premises 9701-9713 Church avenue and 477-499 Rockaway Parkway, northeast corner (Block 4694, Lots 6, 7, 8, 12 and 13), Borough of Brooklyn.

177-51-BZ—Application, March 13, 1951, under section 7c of the zoning resolution, of Henry Nordheim, applicant, on behalf of Sophie and Bertha Stadtmauer, owners, to permit in a residence use district, the change in occupancy from multiple (dwelling) and doctor's office to multiple dwelling, doctor's office and stores; premises 1770 Andrews avenue and 172 West Tremont avenue, southeast corner (Block 2878, Lot 195), Borough of The Bronx.

212-51-BZ—Application, March 27, 1951, under sections 7f and 7i of the zoning resolution, of Carl H. Salminen, applicant, on behalf of Norbo Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, sale and storage of accessories, motor vehicle repairs and office; premises 204-22 Northern boulevard, south side, 134.14 ft. east of 204th street (Block 7301, Lot 11), Bay-side, Borough of Queens.

274-51-BZ—Application, April 17, 1951, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer

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and Prober, applicants, on behalf of Ralph Rea, owner, to permit in a residence use, C area district, the extension of existing building on first floor to be used for business, using more than the area permitted; premises 455 Crescent street, southeast corner of Glenmore avenue (Block 4216, Lot 20), Borough of Brooklyn.

316-51-BZ—Application, May 3, 1951, under sections 7a, 21 of the zoning resolution, of Andrew Di Camillo, applicant, on behalf of Nick Clemente, owner, to permit in a local retail use, D area district, the change in occupancy from store to bakery (factory) and the extension of building using more than the area permitted; premises 143-08 to 143-10 45th avenue, south side, 65 ft. east of Bowne street (Block 5203, Lot 4), Flushing, Borough of Queens.

890-42-BZ—Reopened June 19, 1951 for consideration as to extension of time to complete—re Application of Socony-Vacuum Oil Co., Inc., owner, under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the alteration and extension of an accessory building (used as office, lubricatory, car-washing, brakes and repairs) upon a plot occupied as a gasoline service station and also, upon the unrestricted use part of the plot, used for parking of more than five motor vehicles; premises 378-394 Coney Island avenue, 86-90 Kermit place, southwest corner and 843-849 Caton avenue, northwest corner of Coney Island avenue (Block 5322, Lots 80 and 84—Lot 84, formerly known as Lots 84 and 85), Borough of Brooklyn.

1015-41-BZ—Reopened June 19, 1951 for consideration as to extension of time to complete—re Application of Socony-Vacuum Oil Co., Inc., owner, under section 7c of the zoning resolution, to permit partly in a business use and partly in a residence use district, the extension and reconstruction of an existing gasoline service station; premises 1200 Victory boulevard and 1262 Clove road, southwest corner (Block 651, Lots 8 and 12), West Brighton, Borough of Richmond.

731-46-BZ—Reopened June 26, 1951 for consideration as to extension of term of variance—re Application of Lama, Proskauer and Prober, applicants on behalf of F. Franklin Perrine, owner, under section 7e of the zoning resolution, to permit in a residence use district for a term of years, the change in occupancy from a public garage to factory; premises 35-38 to 35-44 30th street, west side, 143 ft. north of 36th avenue and 35-37 to 35-43 29th street (Block 341, part of Lot 6), Long Island City, Borough of Queens.

281-24-BZ—Reopened June 26, 1951 as Volume II—Application, May 29, 1951, under section 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Alt. Rep Holding, Inc., owner (David Condon, Inc., lessee), to permit in a business use district, the change in occupancy from public garage for more than five motor vehicles, to storage garage for more than five motor vehicles, servicing and repairs of new and used cars, lubrication, wheel alignment, accessory, sales, parts department and office; premises 5908-5924 13th avenue and 1273-1283 60th street, northwest corner (Block 5711, Lot 40), Borough of Brooklyn.

456-51-A—5908-5924 13th avenue and 1273-1283 60th street, northwest corner (Block 5711, Lot 40), Borough of Brooklyn.

1006-46-BZ—Reopened May 22, 1951 as Volume II—Application, April 30, 1951, under sections 7a and 7c of the zoning resolution of Harry B. Lindberg, applicant, on behalf of The Borden Co., owner, to permit in a residence and business use district, the change in occupancy from dairy plant (milk bottling), stable, storage and the parking of more than five motor vehicles and trailers, and

storage to manufacturing of dairy products (ice cream and syrups) using more than permitted area for manufacturing use; premises 2840-2862 Atlantic avenue, 181-207 Schenck avenue, southeast corner and 250-272 Barbey street (Block 3964, Lots 4, 5, 6, 8 and 23), Borough of Brooklyn.

374-51-A—2840-2862 Atlantic avenue and 181-207 Schenck avenue, southeast corner and 250-272 Barbey street (Block 3964, Lots 4, 5, 6, 8, and 23), Borough of Brooklyn.

561-47-BZ—Reopened May 29, 1951 as Volume II—Application, April 17, 1951, under section 7c of the zoning resolution of Max Horn, applicant, on behalf of Franklin National Bank, owner, to permit in the retail use district portion of a lot located in a residence and retail use, D area district, the erection and maintenance of a building using more than the area permitted; premises 127-08 to 127-18 Merrick boulevard, west side, 65.31 ft. south of 127th avenue (Block 12528, Lot 105), Springfield Gardens, Borough of Queens.

461-51-A—127-08 to 127-18 Merrick boulevard, west side, 65.31 ft. south of 127th avenue (Block 12528, Lot 105), Springfield Gardens, Borough of Queens.

259-51-BZ—Application, April 11, 1951, under section 21 of the zoning resolution, of Andrew J. Thomas, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence use district, the erection of more than one building on a lot, and without the required storage or parking space for motor vehicles; premises—14-60, 14-64, 14-68 and 14-72 to 14-82 Beach Channel drive, 15-20, 15-30 and 15-40 Hassock street and 12-30, 12-50, 12-70, 12-80, 14-10 and 14-20 Redfern avenue, block bounded by Hassock street, Beach Channel drive, Queens County line, Beach 12th street and Redfern avenue (Buildings, 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12 and 13); (Blocks 3, 4, 5 and 7, Lots—all except 43 and 50, Block 7), Far Rockaway, Borough of Queens.

260-51-A—14-62 and 14-72 to 14-82 Beach Channel drive, block bounded by Hassock street, Beach Channel drive, Queens County line, Beach 12th street and Redfern avenue (buildings 2, 3, 4, and 13); (Blocks 3, 4, 5 and 7, Lots—all except 43 and 50, Block 7), Far Rockaway, Borough of Queens.

284-51-BZ—Application, April 13, 1951, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Emily H. Selley, owner, to permit in a business use, C area district, the subdivision of lot into eight separate lots (Nos. 1, 2, 3, 4, 5, 6, 106 and 58) with each existing building exceeding the permissible area as to new lots, and new lots 1, 6, 106 and 58 not providing legal yards or courts, and with lot 58 exceeding permissible area for manufacturing; premises 1359-1363 (1377 displayed) Gates avenue and 357, 359, 361, 363, 363a, 365 and 367 Wilson avenue, northeast corner (Block 3334, Lots 1, 2, 3, 4, 5, 6, 106 and 58), Borough of Brooklyn.

365-51-BZ—Application, May 25, 1951, under section 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Salvatore Spano, owner, to permit in a residence use, G1 area district, the maintenance of a one family dwelling nearer to street line than is permitted; premises 65-17 169th street, east side, 140 ft. south of 65th avenue (Block 6910, Lot 29), Jamaica, Borough of Queens.

404-51-BZ—Application, June 6, 1951, under section 21 of the zoning resolution of Lehman and Fitzsimons, applicants, on behalf of Egbert Phillips and Josiah O. Georges, owners, to permit in a residence use, E1 area district, the erection and maintenance of buildings nearer to the street line than is permitted; premises 158-19, 158-23, 158-29 and 158-33 73d avenue, north side, 180 ft.,

CALENDAR

230 ft., 280 ft., and 330 ft. west of 160th street (Block 6821, Lots 10, 14, 15 and 19), Flushing, Borough of Queens.

282-51-A—158-33 73rd avenue, north side, 280 ft. west of 160th street (Block 6821, Lot 15), Flushing, Borough of Queens.

283-51-A—158-23 73rd avenue, north side, 180 ft. west of 160th street (Block 6821, Lot 10), Flushing, Borough of Queens.

409-51-BZ—Application, June 8, 1951, under sections 7e and 21 of the zoning resolution of Goldwater and Flynn, applicants, on behalf of 1 West 67th Street, Inc., owner, to permit in a residence use district, the use of basement for broadcasting studio; premises 1 West 67th street, north side, 100 ft. west of Central Park West (Block 1120, Lot 23), Borough of Manhattan.

446-51-BZ—Application, June 21, 1951, under section 7f of the zoning resolution of Herman Horowitz, applicant, on behalf of Interstate Terminal, Inc., owner, to permit in a retail 1 use district, the change in occupancy from bus terminal to garage for more than five motor vehicles for a term of years; premises 141-145 West 43rd street, north side, 220 ft. east of 7th avenue and 146-150 West 44th street, south side, 185.6 ft. east of 7th avenue (Block 996, Lot 12), Borough of Manhattan.

451-51-BZ—Application, June 26, 1951, under section 7e of the zoning resolution of Ben L. Glucksman, applicant, on behalf of Far Rockaway Associates, Inc., owner (L. I. Riverside Memorial Chapel, Inc., lessee), to permit in a residence use district, the extension to existing funeral chapel; premises 1248-1252 Central avenue and 1301 Minton street, northwest corner (Block 20, Lot 24), Far Rockaway, Borough of Queens.

453-51-BZ—Application, June 26, 1951, under sections 7e and 7h of the zoning resolution of Samuel Paul, applicant, on behalf of Anessik Realty Corp., owner, to permit in a residence use district portion of lot, the erection and maintenance of stores and the parking of ten cars for a term of forty years; premises 43-02 to 43-20 and 43-24 Kissena boulevard, southwest corner of Franklin avenue (Block 5137, part of Lot 2, temporarily designated as Lot 100), Flushing, Borough of Queens.

57-50-BZ—Reopened June 26, 1951 as Volume II—Application June 8, 1951, of Lama, Proskauer and Prober, applicants, on behalf of Albert Sheftman, owner, under sections 7c and 21 of the zoning resolution, to permit in retail and unrestricted use, B area district, the erection and maintenance of a storage garage for more than five motor vehicles, office and air raid shelter, without the required rear yard and courts and to permit the parking and storage of more than five motor vehicles on the roof of building; premises 218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street (Block 780, Lot 19), Borough of Manhattan.

416-51-BZ—Application, June 11, 1951, under section 21 of the zoning resolution, of Edwin F. Taylor, for William Brafman and Walter M. Goldsmith, doing business as William Brafman and Co., owners, to permit in a residence use, D area district, more than one building on a lot, by the erection and maintenance of two story garden dwellings; premises 109-25 to 109-43 and 109-47 to 109-51 172nd street; 109-32 to 109-48 and 109-52 to 109-56 173rd street; 172-03 to 172-15 Brinkerhoff avenue (Block 10262, Lot 6); 171-14 to 171-28 109th avenue; 109-14 to 109-56 172nd street and 109-25 to 109-43 172nd street (Block 10264, Lot 75), Jamaica, Borough of Queens.

417-51-A—109-25 to 109-43 and 109-47 to 109-51 172nd street; 109-32 to 109-48 and 109-52 to 109-56 173rd street; 172-03 to 172-15 Brinkerhoff avenue (Block 10262, Lot 6); 171-14 to 171-28 109th avenue; 109-14 to 109-56 172nd street and 109-25 to 109-43 172nd street (Block 10264, Lot 75), Jamaica, Borough of Queens; (under section 36 of the General City Law re buildings not fronting on legal streets).

HARRIS H. MURDOCK, *Chairman.*

JULY 24, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 24, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

402-51-SM—"On-Guard Flameproofing Compound."

239-51-SA—U. S. Hoffman Mystro—Models 150, 200 and 300.

29-51-SM—USG Flattened Grate-X; Projection Mesh; Grate-X and Stair Treads.

47-51-SA—Nitronal General Models 100G, 55G, 1500G, 3000G, 6000G and 1000G.

373-50-SA—Air Reduction Co. Inc. Welding and Heating Torch with Cutting Attachments—Models 600 Series, 4000 Series, 6000 Series, 5000 Series, 3000 Series, 1000 Series, 700, 800 and 9000 Series and 4300 Series.

134-51-A—Appeal from a decision of the borough superintendent and an application filed pursuant to section 35 of the General City Law re bed of mapped street—proposed widening of Metropolitan avenue; premises 103-16 Metropolitan avenue, south side, 40 ft. west of 71st drive (Block 3901, Lot 139), Forest Hills, Borough of Queens.

654-50-A—35-53 Main street, 86-110 Water street, 40-58 Washington street and 73-95 Front street (8th floor, Bldgs., 6, 6A and 6B); (Block 37, Lot 1), Borough of Brooklyn.

235-51-A—18-20 West 4th street, south side, 25 ft. west of Mereer street (Block 535, Lot 29), Borough of Manhattan.

288-51-A—124-126 West 21st street, south side, 295 ft. 5 in. west of the Avenue of the Americas (Block 796, Lots 54 and 55), Borough of Manhattan.

279-51-A—25-66 14th street, west side, 80.09 ft. south of Baylies street (26th avenue); (Block 902, Lot 126), Astoria, Borough of Queens; (under section 35 of the General City Law—re bed of mapped street—26th avenue).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 18, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

912-50-BZ—Application, December 8, 1950, under sections 7h and 7A of the zoning resolution, of Frederick G. Frost, Jr., applicant, on behalf of Queens Equity Realty Co., Inc., owner (William H. Hellawell, lessee), to permit in a residence and business use district, the parking of motor vehicles for customers cars, with curb cuts more than the permitted distance from the intersection; premises 101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue, 90-52 to

CALENDAR

90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens.

913-50-A—101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue and 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens (under section 35 General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

914-50-BZ—Application, December 8, 1950, under sections 7c, 7h, 7A, and 21 of the zoning resolution, of Frederick G. Frost, Jr., applicant, on behalf of Queens Equity Realty Company, Incorporated, owner (William H. Hellawell, lessee), to permit in a residence use, E area district, and a business use, D area district, the erection and maintenance of a business building (retail super market, using more than the area permitted, and without the required set-back, side and rear yards; with entrances and display windows more than the permitted distance from the intersection; and to permit the parking of motor vehicles on the unbuilt upon portion of the lot; and to permit a ground sign; premises 102-02 to 102-20

Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens.

915-50-A—102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens (under section 35 General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

27-40-BZ—Vol. II—Reopened July 3, 1951 for consideration as to revision of plans—re Application of Paul Friedman, applicant on behalf of Frank Derasmo, owner, under section 7c of the zoning resolution, to permit in a residence use district, the erection of an accessory building on an existing gasoline service station; premises 144-25 North Conduit avenue, north side, 215 ft. west of 135th avenue and 144-40 135th avenue (Block 2873, Lot 18), South Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 26, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 5, 1951, were approved as printed in the Bulletin of June 12, 1951, Vol. 36, No. 24.

ZONING APPLICATIONS

655-24-BZ—Vol. III

APPLICANT—Fred C. Dahlem, for Cosmetology Publishing Corp., owner.

SUBJECT—Application reopened April 10, 1951—re Application (decision of borough superintendent) under section 7c of the zoning resolution, to permit in a structure located in a residence and business use district, using more of floor space for manufacturing than is permitted.

PREMISES AFFECTED—3837-3839 White Plains road, west side, 75.31 ft. south of East 221st street and 84 East 221st street (Block 4655, Lot 42), Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and N. F. Cimaglia.
For Opposition: W. A. Cannon, Mary A. Boehm, Walter N. Boehm, Jean V. Foussadier, Irving J. Halprin, William H. Williams, Louis Lepsrati, William Tiesler, Hermine Strelao, William Welk and Adolf Betke.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, at 10 A.M. for inspection and decision without further argument.

618-45-BZ

APPLICANT—Albert J. Appell, for Charlotte H. Appell, owner.

SUBJECT—Application reopened May 22, 1951, for extension of term of variance—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in residence use district, the change of occupancy from club, bowling alleys, banquet hall, dwelling, to retail stores, offices and dwelling.

PREMISES AFFECTED—448 West 51st street, south side, 243 ft. 9 in. east of 10th avenue (Block 1060, Lot 154), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry C. Goebel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 10, 1951, at 10 A.M. for applicant to obtain a new decision of the borough superintendent.

196-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application reopened May 22, 1951—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, to include auto laundry, lubritorium, minor repairs (with hand tools only) and office.

PREMISES AFFECTED—1280 Allerton avenue, southwest corner of Wilson avenue (Block 4468, Lot 43), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Gaetano Torregrossa.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 3, 1951, at 10 A.M. for applicant to consult with owner as to proposed changes.

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111-50-BZ

APPLICANT—Demov, Callahan and Morris, for Rosenbaum and Siegel, owners.

SUBJECT—Application reopened January 9, 1951—re Application (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use D-1 area district, the erection and maintenance of a business building (retail stores), using more than the area permitted and without the required set-backs from street lines.

PREMISES AFFECTED—North side of Randall avenue, block front between Commonwealth and Rosedale avenues, northeast corner of Randall avenue and Rosedale avenue and northwest corner of Randall avenue and Commonwealth avenue (Block 3555, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Eugene J. Morris.

For Opposition: Benjamin Beer, J. D. Silberer, J. P. Rizzo, R. Gapini, D. McGuinness, J. Muscolino, M. Daly, M. Viggiano, F. Voelker, Delia F. McKernan, A. Goldstein, Benjamin Shedler and Herbert W. Buchrle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, at 10 A.M. for inspection and decision without further argument.

342-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morris Bros. Estates, Inc., owner.

SUBJECT—Application reopened May 1, 1951—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use portion of a plot, located in a residence and business use district, the parking of motor vehicles for patrons' use.

PREMISES AFFECTED—9701-9713 Church avenue and 477-499 Rockaway parkway, northeast corner (Block 4694, Lots 6, 7, 8, 12 and 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Benjamin B. Morris.

For Opposition: Michael Rosen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, at 10 A.M. for inspection and decision without further argument.

527-50-BZ

APPLICANT—Peter Reiss, for Peter Reiss and Randolph Weinsier, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, welding, auto washing, accessory sales, machine shop and the parking of more than five motor vehicles.

PREMISES AFFECTED—46-09 53rd avenue, northeast corner of 46th street (Block 2543, Lots 1 and 73), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Laurence E. Deutsch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to July 3, 1951, at 10 A.M. at request of applicant's representative.

854-50-BZ

APPLICANT—Henry George Greene, for 444 10th Avenue Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the change in occupancy of first floor from sale and recapping of tires, auto supplies and the parking of customers' cars to a gasoline service station, lubritorium, motor vehicle repairs, sale of tires and auto supplies.

PREMISES AFFECTED—444-446 10th avenue, southeast corner of West 35th street (Block 732, Lot 70), Borough of Manhattan.

APPEARANCES—

For Applicant: Helen Barbieri.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 17, 1951 at 10 A.M. at request of applicant's representative.

912-50-BZ

APPLICANT—Frederick G. Frost, Jr., for Queens Equity Realty Co., Inc., owner (William H. Hellawell, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7h and 7A of the zoning resolution, to permit in a residence and business use district, the parking of motor vehicles for customers' cars, with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue, 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Seymour Stein.

For Opposition: P. W. Brand.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 18, 1951, at 10 A.M. at request of applicant's representative; no further argument and no further adjournments.

914-50-BZ

APPLICANT—Frederick G. Frost, Jr., for Queens Equity Realty Co., Inc., owner (William H. Hellawell, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7h, 7A and 21 of the zoning resolution, to permit in a residence use, E area district, and a business use, D area district, the erection and maintenance of a business building (retail super market), using more than the area permitted, and without the required setback, side and rear yards; with entrances and display windows more than the permitted distance from the intersection; and to permit the parking of motor vehicles on the unbuilt upon portion of the lot; and to permit a ground sign.

PREMISES AFFECTED—102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Seymour Stein.

For Opposition: P. W. Brand.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to September 18, 1951, at 10 A.M. at request of applicant's representative; no further argument and no further adjournments.

934-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank A. Zunino, Jr., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail-1 use, B area district, the erection and maintenance of a storage garage for more than five motor vehicles without the required rear yard.

PREMISES AFFECTED—116-120 West 49th street, south side, 228 ft. 4 in. west of Avenue of the Americas (Block 1001, Lots 42, 43 and 44), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 3, 1951, at 10 A.M. for applicant to file revised plan.

157-51-BZ

APPLICANT—Otto W. Kritz, for James G. O'Connor, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a one family dwelling without the required set-back from street line.

PREMISES AFFECTED—700 Metropolitan avenue, northwest corner of Thames avenue (Block 264, Lot 24), West New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Otto W. Kritz and James G. O'Connor.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection without further argument; date to be set.

177-51-BZ

APPLICANT—Henry Nordheim, for Sophie and Bertha Stadtmayer, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from multiple (dwelling) and doctor's office to multiple dwelling, doctor's office and stores.

PREMISES AFFECTED—1770 Andrews avenue and 172 West Tremont avenue, southeast corner (Block 2878, Lot 195), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Julius H. Zieser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, at 10 A.M. for inspection and decision without further argument.

212-51-BZ

APPLICANT—Carl H. Salminen, for Norbo Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the

erection and maintenance of a gasoline service station, lubritorium, auto laundry, sale and storage of accessories, motor vehicle repairs and office.

PREMISES AFFECTED—204-22 Northern boulevard, south side, 134.14 ft. east of 204th street (Block 7301, Lot 11), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Milton Haas.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, at 10 A.M. for inspection and decision without further argument.

274-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Ralph Rea, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing building on first floor to be used for business, using more than the area permitted.

PREMISES AFFECTED—455 Crescent street, southeast corner of Glenmore avenue (Block 4216, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Ralph Rea.

For Opposition: David N. Weisband, Henry Amen, Sr., Mae Webb, Celestina Amen, Nicholas Kuhn, Mrs. Otto Martin, Mrs. Augusta Hoffman and Sry Cocol.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to July 24, 1951, at 10 A.M. for inspection and decision without further argument.

316-51-BZ

APPLICANT—Andrew Di Camillo, for Nick Clemente, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a local retail use, D area district, the change in occupancy from store to bakery (factory) and the extension of building using more than the area permitted.

PREMISES AFFECTED—143-08 to 143-10 45th avenue, south side, 65 ft. east of Bowne street (Block 5203, Lot 4), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, at 10 A.M. for inspection and decision without further argument.

317-51-BZ

APPLICANT—Loshen and Lazarus, for Pracon Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21, 19-B and 7e of the zoning resolution, to permit in a residence use, E and F area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the zoning resolution as to side and rear yards, and set-backs; and with parking and

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garage spaces as calculated for the development as a unit instead of individual buildings.

PREMISES AFFECTED—251-02 to 251-04, 251-08 to 251-26, 252-02 to 252-04, 252-08 to 252-34 and 253-02 to 253-04 58th avenue; 251-01 to 251-33, 52-01 to 252-03, 252-09 to 252-25, 252-27 to 252-49, 252-51 to 252-63 and 253-01 to 253-03 60th avenue; 58-03 to 58-15, 58-19 to 58-33 and 58-37 to 58-51 251st street (Block 8349, Lot 36); 249-04 to 249-38 and 249-42 to 249-54 57th avenue; 249-23 to 249-57 and 249-61 to 249-63 60th avenue; 58-02 to 58-20, 58-22 to 58-32 and 58-34 to 58-52 251st street; 57-01 to 57-03, 57-06 to 57-21, 57-23 to 57-33, 57-35 to 57-49 and 57-53 to 57-55 Marathon parkway (Block 8337, Lot 1); 249-04 to 249-06, 249-10 to 249-28, 249-30 to 249-40, 249-32 to 249-60 and 249-64 to 249-66 60th avenue; 249-01 to 249-03, 249-05 to 249-39 and 249-43 to 249-45 61st avenue; 60-06 to 60-12, 60-16 to 60-36 and 60-54 to 60-60 251st street; 60-01 to 60-03, 60-09 to 60-35 and 60-39 to 60-41 Marathon parkway (Block 8353, Lot 1); 251-02 to 251-20, 252-02 to 252-04, 252-08 to 252-26, 252-28 to 252-38, 252-40 to 252-54, 253-02 to 253-04, 253-08 to 253-22, 253-26 to 253-28, 253-32 to 253-42 and 254-04 to 254-06 60th avenue; 251-01 to 251-25, 251-27 to 251-45, 251-47 to 251-57, 251-59 to 251-77, 253-01 to 253-17, 253-21 to 253-23 and 253-27 to 253-41 61st avenue; 60-15 to 60-33, 60-35 to 60-41, 60-31 to 60-69 and 60-43 to 60-61 251st street (Block 8358, Lot 1); 256-14 to 256-16 60th avenue; 255-15 to 255-37 61st avenue; 60-02 to 60-04, 60-08 to 60-22, 60-24 to 60-38, 60-40 to 60-54 and 60-58 to 60-60 Little Neck parkway; 60-02 to 60-12 256th street (Block 8359, Lot 6); 255-02 to 255-28 61st avenue; 61-09 to 61-35 and 63-01 to 63-03 255th street; 61-02 to 61-04, 61-08 to 61-40 and 61-44 to 61-52 Little Neck parkway (Block 8367, Lot 2); 251-02 to 251-12, 251-14 to 251-24, 251-26 to 251-32, 251-34 to 251-64, 253-02 to 253-04 and 253-46 to 253-54 61st street; 252-01 to 252-37, 252-41 to 252-75 and 252-79 to 252-81 63rd avenue; 61-05 to 61-17 251st street; 61-04 to 61-34 255th street (Block 8363, Lot 1); 249-06 to 249-16, 249-20 to 249-38, 251-02 to 251-04 and 251-10 to 251-12 63rd avenue; 249-03 to 249-05 and 249-09 to 249-33 63rd drive; 63-02 to 63-20 252nd street and 63-05 to 63-27 Marathon parkway (Block 8373, Lot 2); 252-14 to 252-50 and 252-36 to 252-82 63rd avenue, 63-05 to 63-25 252nd street and 63-02 to 63-10 255th street (Block 8375, Lot 1), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus, Edwin Praver, Leonard J. Meiselman, Stanley Praver, Irving Lee and Al Praver.

For Opposition: Victor D. Werner, Herman N. Schwartz, L. R. Ebert, R. E. Fredericks, E. A. Briesmeister, Alice Briesmeister, Sarah S. Weisberg, Frederic J. Schill, S. Paul Fishman, Harry Hall, Harry J. Weisberg, Wm. H. Pluchel, Wm. D. Bares, Louis Theiss, Jr., Philip Bergh, Joseph D. Bares, Wm. Gaita, Mr. Trent, Mrs. McConnell, Ruth Gaita, John J. Schleich and Anthony Gaita.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 17, 1951, at 10 A.M. for inspection and decision without further argument.

343-51-BZ

APPLICANT—Loshen and Lazarus, for Norqueen Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 19-B of the zoning

resolution, to permit in a residence use, F and G area district, more than one building on a lot by the erection and maintenance of a two story garden apartment development not in conformity with the area district requirements of the zoning resolution as to side and rear yards and set-backs in the F area district, and the erection of dwellings for more than one family and as to rear and side yards and set-backs in the G area district; and with parking and garage space as calculated for the development as a unit instead of individual buildings.

PREMISES AFFECTED—56-08 to 56-28, 57-02 to 57-04, 57-10 to 57-60 and 57-64 to 57-66 244th street, 242-05 to 242-19 and 242-31 to 242-73 61st avenue and 56-03 to 56-33 Douglas parkway; 242-06 to 242-28, 242-36 to 242-58 and 242-66 to 242-68 Horace Harding boulevard (Block 8276, Lot 2); 244-02 to 244-16, 244-24 to 244-48, 246-02 to 246-28 and 246-32 to 246-46 57th drive; 244-01 to 244-03 and 244-09 to 244-35 61st avenue and 57-31 to 57-65 244th street (Block 8276, Lot 10); 244-07 to 244-25, 246-59 to 246-61, 246-65 to 246-71 and 246-75 to 246-77 57th drive; 246-03 to 245-15 61st avenue; 57-01 to 57-03, 57-07 to 57-31, 57-35 to 57-61, 57-65 to 57-83, 57-87 to 57-89, 58-01 to 58-45, 58-49 to 58-63 and 58-67 to 58-69 246th crescent; 244-08 to 244-10 and 244-20 to 244-42 Horace Harding boulevard; 56-07 to 56-25 244th street (Block 8276, Lot 20); 246-11 to 246-43 57th drive; 57-02 to 57-04, 57-10 to 57-26, 57-30 to 57-62, 57-66 to 57-86, 58-40 to 58-64 and 58-68 to 58-70 246th crescent (Block 8276, Lot 30); 245-02 to 245-04 and 245-14 to 245-40 61st avenue; 245-01 to 245-17, 245-39 to 245-45, 245-49 to 245-71 and 245-76 to 245-89 62nd avenue; 61-05 to 61-21 245th place (Block 8305, Lot 10); 244-90 to 244-98 61st avenue; 245-02 to 246-16 62nd avenue; 61-06 to 61-28 245th place (Block 8306, Lot 4), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus, Efrem A. Kahn, Leonard J. Meiselman, Bernard Silverman, Sam Smaller, George Ferguson and Meyer Kivatt.

For Opposition: Herman N. Schwartz, Victor D. Werner, S. Paul Fishman, Henry R. Christ, Harry J. Weisberg, Sarah Weisberg, Frederic J. Schill, L. J. May, Jr., Louis Theiss, Jr., Nellie Bergh, Philip Bergh, Ruth Gaita, Mrs. McConnell, William Gaita, G. Trent, Wm. Callahan, W. H. Pluchel, R. E. Fredericks, J. J. Schleich, E. A. Briesmeister, Alice Briesmeister, L. R. Ebert, Anthony Gaita, Wm. D. Bares, Jos. D. Bares and Anthony Barone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 17, 1951, at 10 A.M. for inspection and decision without further argument.

626-29-BZ—Vol. II

APPLICANT—Herman Kron, for Rubel Corporation, owner.

SUBJECT—Application reopened March 28, 1950—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, a pump room to be used in conjunction with existing manufacturing ice plant.

PREMISES AFFECTED—2012-2030 Neptune avenue and 2801-2829 West 21st street, southeast corner (Block 7018, Lot 1), Borough of Brooklyn.

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APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (626-29-BZ—Vol. II)

WHEREAS, Herman Kron, for Rubel Corporation, owner, filed February 28, 1950 an application under section 7c of the zoning resolution, to permit in the business use district portion of a lot located in a residence and business use district, a pump room to be used in conjunction with an existing manufacturing ice plant, affecting premises 2012 to 2030 Neptune avenue and 2801 to 2829 West 21st street, southeast corner (Block 7018, Lot 1), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. II on March 28, 1950, subject to the regular procedure, to consider extension as to the proposed pump room; and

WHEREAS, a public hearing was held on this application on June 19, 1951, after due notice by publication in the Bulletin, and laid over to June 26, 1951, for further consideration—applicant to submit photostatic copy of permit from Long Island Water Commission; and

WHEREAS, the district maps accompanying the zoning resolution show that Neptune avenue is in a business use, A and C area, class 1½ height district, and that West 21st street and the site are in residence and business use, C area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 28, 1950, acting on N.B. Applic. 1422-49, reads:

“Proposed pump room for an ice manufacturing plant located partly in a business use district, & partly in a residence use district is contrary to Art. II, Sec. 3, Art. II, Sec. 4(a) subdiv. 45 of the Zoning Resolution.”

and

WHEREAS, the applicant states that the premises consist of a plot, 157 ft., 6 in. frontage by 249 ft. in depth (irregular) on which is located a building 127 ft., 3 in. front by 249 ft. in depth (irregular), one story, 27 ft. in height, of class 3 construction, used as an ice manufacturing and ice storage plant; that it is proposed to permit the pump house 17.6 ft. by 17.6 ft., one story, 10 ft. in height, of class 3 construction, illegally erected, to remain; and

WHEREAS, the applicant contends that on the yard space facing Neptune avenue, in the year 1941, a pump room of 17.6 ft. by 17.6 ft. in size, 1 story high, constructed of cement blocks and adjoining the ice plant facing Neptune avenue, was erected illegally; that violation 3211-41 was issued on June 23, 1941 by the Department of Housing and Buildings and was served on the owner; that in 1949 a court summons was issued against the owner, prosecuting the violation; that the planning commission changed the zone on the south side of Neptune avenue between West 21st street and West 20th street, from unrestricted to business use on September 25, 1931; that C.O. 54039-28 was issued for stable for more than five horses; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant under section 7, subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c thereof, to permit the continuation of use of the existing pump room in connection with the ice manufacturing plant, substantially as proposed and as indicated on plans filed with this application, marked “Received February 28, 1950”

(4 sheets); that in all other respects the building and occupancy shall comply with the requirements of the resolution adopted by the Board under Vol. I of this calendar number on June 14, 1930; that in the event of change of use of this building, the matter shall be referred back to the Board for further consideration; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution and a new certificate of occupancy for the present use of the premises shall be obtained.

248-39-BZ

APPLICANT—Meyer Lindner, for Richmond Body Repair Co., lessee (Janssen Dairy Corp., owner).

SUBJECT—Application reopened May 22, 1951, for extension of term of variance—re Application (re decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the conversion of occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—41 Barker street, east side, 700 ft. north of Castleton avenue (Block 197, Lot 34), West New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Meyer Lindner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended and term of variance extended.

THE VOTE TO AMEND RESOLUTION AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (248-39-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, for a term of five years, the conversion of occupancy of an existing building, to a motor vehicle repair shop, affecting premises 41 Barker street, east side, 700 ft. north of Castleton avenue (Block 197, Lot 34), West New Brighton, Borough of Richmond was granted by the Board on June 27, 1939, on certain conditions; and

WHEREAS, the resolution was amended and the term of variance was extended on November 13, 1945; and

WHEREAS, the applicant requested reopening of this application, a further amendment of the resolution, and extension of the term of variance; and

WHEREAS, this application was reopened on May 22, 1951, and set for hearing on June 26, 1951 at 10 A.M., waiving all requirements except a new decision of the borough superintendent, a photograph of the premises and two publications in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated May 25, 1951, acting on Alt. Applic. 1459-38, reads:

“Your application for a new certificate of occupancy for the above premises is denied because:

1. The resolution of the Board of Standards and Appeals, Cal. No. 248-39-BZ, limited the use of the premises as a motor vehicle repair shop to a term of five (5) years, expiring Nov. 13, 1950.”

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 27, 1939, as thereafter amended by resolution adopted on November 13, 1945, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

“... granted under section 7, subdivision i for a term of five (5) years from the date of this amended resolution...; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six (6) months from the date of this

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amended resolution; and that a new certificate of occupancy shall be obtained; that other than as herein amended, the resolution last amended on November 13, 1945, shall be complied with in all respects."

783-48-BZ

APPLICANT—Samuel Rosenblum, for Carey Garage Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a restricted retail use district, the construction of a driveway to existing garage (previously granted by the Board).

PREMISES AFFECTED—335-339 East 47th street, north side and 334-342 East 48th street, south side, 100 ft. west of 1st avenue (Block 1340, Lot 31), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (783-48-BZ)

WHEREAS, Samuel Rosenblum, for Carey Garage Corporation, owner, filed August 5, 1948 an application under sections 7e and 21 of the zoning resolution, to permit in a restricted retail use district the construction of a driveway to an existing garage (previously granted by the Board), affecting premises 335 to 339 East 47th street, north side, and 334 to 342 East 48th street, south side, 100 feet west of 1st avenue (Block 1340, Lot 31), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on October 31, 1950, after due notice by publication in the Bulletin, and laid over to without date, pending completion of street widening; then set for June 5, 1951, and laid over to June 26, 1951, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that 1st avenue and the site are in a restricted retail use, B area, class 1½ height district; East 47th and East 48th streets are in restricted retail, business and manufacturing use, B area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 15, 1950, acting on amendment to Alt. Applic. 1170-48 reads:

"1. Proposed driveway fronting 47th St. is contrary to the Resol. Cal. #744-19A.

2. Proposed driveway fronting 47th St. is an extension of garage use and is contrary to Art. II, Sec. 4a-15 Zoning Resol. as structure is within a restricted retail district;"

and

WHEREAS, the applicant states that the premises consist of a plot 75 feet frontage by 200 feet 10 inches in depth (irregular) on which is located a building covering the entire lot, 3 stories, 50 feet in height, of class 1 and 3 construction, presently used as a storage garage for more than 5 motor vehicles; that it is proposed to provide a vehicular exit and entrance on the East 47th street side of garage; and

WHEREAS, the applicant contends that at the time of the erection of this garage, the property was located in an unrestricted district and the Board, under Cal. No. 744-19-A considered an application as to the frontage on East 47th street and said application was granted, permitting a fire exit 3 feet 8 inches wide and certain windows on the East 47th street front; that no garage entrance was permitted due to the location of a school on the south side of the street between 1st and 2nd avenues, which is now demolished; that the work was carried out as per the resolution and the garage

has been maintained ever since; that the premises are equipped with an automatic sprinkler system and standpipe system and is maintained in accordance with the regulations; that in November 1947 the district in which this property is located was changed from unrestricted to restricted retail; that the conditions which prevailed at the time of the granting of the original application in 1919 have been changed as follows: the school which was on the south side of East 47th street has been vacated and the property on the south side of East 47th street is being taken over by the City and East 47th street is being widened as an approach to the United Nations; that the restriction, which necessitated the application in 1919, namely the presence of the school on the block, has been removed, so that with the elimination of the school it would have been possible at the time of the erection of the building to maintain a vehicular entrance and exit on East 47th street, because at the time of the erection of the property same was in unrestricted territory; that the operators of this garage also had a garage further east on 48th street, east of 1st avenue, which has been demolished to make way for the United Nations building improvement; that as a result of this, the operators are faced with an urgent problem due to the fact that the premises that were used in connection with the operation of busses for the airport, etc., are removed, increasing the burden that must be maintained in the existing garage, running through from East 48th to East 47th street; that with the improvement and widening of East 47th street, same will be subject to the passage of cars coming from the United Nations; that cars at present enter the garage through the East 48th street entrances; that the operators now request the privilege of a vehicular entrance on East 47th street so as to permit the cars to exit into East 47th street, because of the limited use to which the premises are being put; that it is a hardship to be deprived of exiting into East 47th street when it is considered that the building was erected originally in unrestricted territory and furnishes a community need and it is being used for the storage and operation of the busses in connection with airport services; that the proposed exit will be of great benefit to traffic because it will eliminate the exiting of cars into 48th street and will enable the traffic to be maintained in a natural flow along the one-way streets; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant under section 7, subdivision e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e for a term of two years, to permit the proposed entrance to East 47th street, substantially as proposed and as indicated on plans filed with this application, marked "Received July 25, 1950" (3 sheets), *on condition* that such entrance shall not exceed a width of 10 ft. 4 in. as shown and no other openings for entrance or exit shall be constructed leading to East 47th street; that such opening as herein permitted shall be discontinued and the opening bricked up with approved masonry at the end of this temporary variance; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

767-49-BZ

APPLICANT—Joseph Lau, for Sam Alman and Lottie Ostrow, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension of existing wet wash laundry on first floor to second floor by changing the existing use from office and shipping room to laundry (ironing) using more than the permitted percentage of total floor space of building.

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PREMISES AFFECTED—339 East 115th street, north side, 125 ft. west of First avenue (Block 1687, Lot 21), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau and Max Ostrow.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (767-49-BZ)

WHEREAS, Joseph Lau for Sam Alman and Lottie Ostrow, owners, filed August 22, 1949 an application under section 7c of the zoning resolution, to permit in a business use district, the extension of an existing wet wash laundry on the first floor, to second floor, by changing the existing use from office and shipping room to laundry (ironing) using more than the permitted percentage of total floor space of the building, affecting premises 339 East 115th street, north side, 125 feet west of 1st avenue (Block 1687, Lot 21), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on May 29, 1951, after due notice by publication in the Bulletin, and laid over to June 26, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 1st avenue is in a business use, B area, class 1½ height district; East 115th street is in a business use, B area, class 1½ height district; the site is in a business use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 23, 1949, acting on amendment to Alt. Applic. 1709-48, reads:

"1. Proposed change of 2nd floor from shipping room & office to laundry (ironing) is an extension of wet wash laundry and is contrary to Art. II, Sec. 4a-51 Z.R.—as present use is in a business district—recommendation denied.

2. Proposed use for ironing 2nd floor increases factory use over and above the area of lot permitted in a business district Art. II Sec. 7a-51-c Z.R. Recommendation denied."

and

WHEREAS, the applicant contends that since the entire building is used by one tenant for the one purpose of wet wash laundry, it seems a more fitting and proper use as no other tenancy could be possible with a laundry considering the moisture conditions accompanying this business and that no use could be made of the second floor; that the original use of office was impractical as so much office space for a laundry is unnecessary; that permission is requested to use the additional area for ironing use in conjunction with the legal wet wash laundry on the 1st floor; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should be granted on condition; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c, to permit the extension of use to include the second floor, substantially as proposed and as indicated on plans filed with this application, marked "Received August 22, 1949" (4 sheets), and "January 8, 1951" (3 sheets), on condition that the building shall not be increased in height or area; that the exterior of the building facing on East 115th street shall be repaired as to the cornice and the front of the building shall be painted; that such portable fire-fighting appliances shall be

maintained as the fire commissioner shall direct; that this variance shall continue only so long as the building is occupied as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 768-49-A; and that all permits required shall be obtained and all work completed within the requirements of Section 22-A of the zoning resolution.

885-50-BZ

APPLICANT—Charles Abrahams, for Louis Kurfst and Sons, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7e of the zoning resolution, to permit in a manufacturing use, C area district, the erection and maintenance of a storage garage using more than the area permitted, and with more than one building on the lot.

PREMISES AFFECTED—34-45 69th street, east side, 103.72 ft. north of 35th avenue (Block 1256, Lot 42), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Charles Abrahams.

For Opposition: Antoinette Frankina, Alex. Porter and F. O'Connor.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (885-50-BZ)

WHEREAS, Charles Abrahams for Louis Kurfst and Sons, owner, filed December 4, 1950 an application under sections 21 and 7e of the zoning resolution, to permit in a manufacturing use, C area district, the erection and maintenance of a factory using more than the area permitted, and with more than one building on the lot, affecting premises 34-45 69th street, east side, 103.72 ft. north of 35th avenue (Block 1256, Lot 42), Jackson Heights, Borough of Queens; and

WHEREAS, a public hearing was held on this application on May 29, 1951, after due notice by publication in the Bulletin, and laid over to June 26, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 35th avenue is in a retail use, C area, class 1½ height district; 69th street is in manufacturing and unrestricted use, C area, class 1½ height districts; the site is in a manufacturing use, C area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 9, 1951, acting on N.B. Applic. 9588-50, reads:

"1. Proposed one story factory building to occupy an area of 12,500 sq. ft. of which 12,444.3 sq. ft. is excess area is contrary to Article IV Section 13b of the Zoning Resolution.

(See N.B. 2929/48)

"2. Proposed new building on same lot with existing building is contrary to Article I Section 1(v) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 357.12 ft. frontage by 100 ft. in depth (irregular) on which is located a building 98 ft. 10½ in. front by 100 ft. in depth, one story, 15 ft. in height, of class 1 construction, presently used as a garage for which certificate of occupancy 54177-49 (N.B. 2928-48) has been issued, and is leased to the department of sanitation; that it is proposed to erect a building 156.11 ft. by 100 ft. in depth, one story, 14 ft. in height, of class 1 construction, to be used as a factory; and

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WHEREAS, the applicant contends that the purpose of this application is to obtain a variance from the Board to permit the erection of a one-story fireproof factory on the remainder of the lot to occupy an area of approximately 12,500 sq. ft.; that the area occupied in excess will be 12,444 sq. ft.; that when the owner acquired the premises on November 25, 1946, they were zoned as a B area district and that on July 31, 1947 the zone was changed to a C area district; that the owner was thereby deprived of the right to exploit his premises to the full extent of his purchase price; that the adjoining developed properties have been previously developed without the building area limitations of the recent C area designation, except the adjoining premises to the south; that there will be no discrimination against the adjoining premises to the south, which are occupied as an auto laundry; that the open space on these premises is used for parking cars before and after they have been washed, which is an essential requirement for this business; that the erection of the proposed building will eliminate a nuisance to the home owners at the rear of the premises, as the vacant site is now used by the employees of the sanitation department garage located on the north end of the premises to park the garbage trucks before bringing them into the building; that this is a legal use, as it is so shown on the plot diagram in the approved plans; that the granting of a variance would not affect any of the adjoining properties as to light and air; that in view of the fact that there will be no building development of the opposite side of the street on account of its being the right of way of the New York connecting railroad and the new Brooklyn-Queens connecting highway, the intent of the zoning amendment of 1944 establishing percentage limitations on building area to create open spaces would serve no useful purpose in this district; that the entire west side of the street will be open and landscaped; that since the premises are located in a manufacturing use zone, the occupancy of the proposed factory will have to comply with sections 4a, 4b and 4c of the zoning resolution and that therefore there will be no use resulting in obnoxious noises or odors, which might be objectionable to the occupants of the dwellings located on the adjoining property to the rear of the premises; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the existing building on the lot occupies the permitted area, and the balance of the lot is required to be left vacant, with no use thereon; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7e of the zoning resolution and that the applicant failed to establish a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 9588/50, Objections 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

140-51-BZ

APPLICANT—Boris W. Dorfman, for Center Point Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7e of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of an additional building using more than the area permitted, and with more than one building on a lot.

PREMISES AFFECTED — 2158-2166 (2154-2164) Nostrand avenue, west side, 120 ft. 7¼ in. south of Flatbush avenue and 18-24 Germania place (Block 7557, Lot 128), Borough of Brooklyn.

APPEARANCES—

For Applicant: Boris W. Dorfman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (140-51-BZ)

WHEREAS, Boris W. Dorfman for Center Point Realty Corporation, owner, filed March 1, 1951, an application under Sections 21 and 7e of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of an additional building using more than the area permitted and with more than one building on a lot, affecting premises 2158 to 2166 (2154-2164) Nostrand avenue, west side, 120 ft. 7¼ in. south of Flatbush avenue and 18 to 24 Germania place (Block 7557, Lot 128), Borough of Brooklyn; and

WHEREAS, a public hearing was held on May 29, 1951, after due notice by publication in the Bulletin; and laid over to June 26, 1951, for further consideration—applicant to submit supplemental statement; and

WHEREAS, the district maps accompanying the zoning resolution show that Germania place, Nostrand avenue, Flatbush avenue and the site are in a business use, C area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 23, 1951, acting on N.B. Applic. 16-51, reads:

"1. Proposed building that will occupy 100% of lot area in a C district is contrary to Art. 4, Sect. 13 of the zone resolution, note part of vacant space to be occupied by the proposed building was set aside and to remain vacant; otherwise N.B. 1134-50 will also exceed area required under Art. 4, Sect. 13b of the zone resolutions; also separate lot for each bldg. Article 1v of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 120 ft. front by 90 ft. in depth on Nostrand avenue, 110 ft. front by 90 ft. 3 in. in depth on Germania place, on which is being erected a building 39 ft. front on Nostrand avenue and 79 ft. 2 in. front on Germania place, to be used as a restaurant; that it is proposed to demolish the existing 2½-story buildings facing Nostrand avenue and to erect a building covering the balance of the lot to be used as stores; that the combined buildings will cover 100% of the lot; area permitted is 9,835.8 sq. ft.; being in excess 6,558 sq. ft.; and

WHEREAS, the applicant contends that the portion of this block north of the proposed building, now covers 100 per cent of the entire area; that the present four buildings which were erected at the turn of this century are of obsolete type, in poor condition and are a great disadvantage to the very modern adjoining building now being erected; that furthermore, the vacant land on Germania place forms a narrow, 30 ft. 10 in., unsightly alley for the sole purpose of complying with the strict letter of coverage in a C area, whereas the proposed building will be of attractive design and will have the return wall for a considerable distance lined with face brick laid in flemish bond; that it is the belief of the applicant that the proposed one-story structure which is to replace the present two-story buildings, will be a definite architectural improvement for the neighborhood; that it will not darken or obscure any opening in the existing structures; that the granting of this application would be in keeping with the intent of the zoning resolution; and contends as to objection 1v of the zoning resolution, that the present conditions include five buildings on this plot, whereas the proposed will consist of two buildings only; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision e of the zoning resolution; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant

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under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e for a term of twenty (20) years as to use and under section 21 as to extension of area, to permit the construction of the building substantially as proposed and as shown on plans filed with this application, marked "Received March 1, 1951" (1 sheet) and "May 1, 1951" (7 sheets) and revised plans marked "Received June 26, 1951" (2 sheets) *on condition* that the building shall not be further increased in height or area; that a lot line court shall be provided and maintained along the easterly lot lines, as indicated on such revised plan marked "Received June 26, 1951"; that such court shall be cement paved and properly drained; that suitable metal fences shall be maintained along the lot line, enclosing such court; that no windows shall be erected in the lot lines of the proposed building facing south or west; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed in accordance with the requirements of Section 22-A of the zoning resolution.

315-51-BZ

APPLICANT—Jacob J. Gloster, for Murray Dichter, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from gymnasium and club rooms to television and motion picture studio.

PREMISES AFFECTED—414-418 West 54th street, south side, 225 ft. west of 9th avenue (Block 1063, Lot 42), Borough of Manhattan.

APPEARANCES—

For Applicant: Jacob J. Gloster and Murray Dichter.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (315-51-BZ)

WHEREAS, Jacob J. Gloster, for Murray Dichter, owner, filed May 3, 1951 an application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from gymnasium and club rooms to television and motion picture studio, affecting premises 414 to 418 West 54th street, south side, 225 feet west of 9th avenue (Block 1063, Lot 42), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on June 5, 1951, after due notice by publication in the Bulletin, and laid over to June 26, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 9th avenue is in a retail use, B area, class 1½ height district; West 54th street is in residence and retail use, B area, class 1½ height districts; the site is in a residence use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 27, 1951, acting on Alt. Applic. 582-51, reads:

"1. Use of the building for business use in a Residence Use District is contrary to Sect. 3 of Article II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 100 feet in depth, on which is located a building 75 feet front by 100 feet in depth on the 1st floor; that it is proposed to alter and renovate the build-

ings on the interior and the exterior; that the present wood floors in the three and five story buildings will be entirely removed and new fireproof floors will be placed; that a new elevator will be installed and the entire building will be sprinklered; that the front will be renovated, new attractive entrance will be made and some of the old windows will be replaced by marble facing so as to be an outstanding project on the block; that the studios will be of a private nature and will not cater to the general public; that there will be no lines, crowds or noise of any kind to annoy the present residents, as few as they are; and

WHEREAS, the applicant contends that the present buildings, formerly used as a gymnasium, club house and offices are now vacant; that the buildings were formerly operated on a philanthropic basis, altered in 1938 (Alt. 3447-38) for that purpose; that the plan and use were abandoned several years ago because of changes in the neighborhood; that in spite of the fact that this block was changed to residence use in 1936, the block and neighborhood because of the many commercial buildings built thereon have steadily declined in residential use, and therefore, as this philanthropic project was not needed any more, the buildings became vacant and were sold; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision e of the zoning resolution

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e for a term of fifteen (15) years, only so far as it has reference to the zoning requirements, to permit the building to be occupied substantially as proposed and with improvements and fire protection as indicated on plans filed with this application, marked "Received May 3, 1951" (9 sheets), *on condition* that the building shall not be increased in height or area beyond what is shown on plans; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that this variance shall continue during the term as herein permitted, but only so long as the premises are occupied throughout substantially as proposed; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

855-50-A

APPLICANT—Henry George Greene, for 444 10th Avenue Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—444-446 10th avenue, southeast corner of West 35th street (Block 732, Lot 70), Borough of Manhattan.

APPEARANCES—

For Applicant: Helen Barbieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 17, 1951, at 10 A.M. at request of applicant's representative.

855-50-A

APPLICANT—Tri-Boro Asphalt Corp., for Metropolitan Sand and Gravel, owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—120th street and 31st avenue, southwest corner (Block 4376, Lot 100), Flushing, Borough of Queens.

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APPEARANCES—

For Applicant: Robert J. Zindler.

For Administration: Edwin A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to July 17, 1951, 10 A.M. for inspection and decision, and further hearing if necessary.

913-50-A

APPLICANT—Frederick G. Frost, Jr., for Queens Equity Realty Co., Inc., owner (William H. Hellawell, lessee).

SUBJECT—Appeal from a decision of the borough superintendent (under section 35 General City Law, re bed of mapped street—proposed widening of Metropolitan avenue).

PREMISES AFFECTED—101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue and 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Seymour Stein.

For Opposition: P. W. Brand.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 18, 1951, at 10 A.M. at request of applicant's representative; no further argument and no further adjournments.

915-50-A

APPLICANT—Frederick G. Frost, Jr., for Queens Equity Realty Co., Inc., owner (William H. Hellawell, lessee).

SUBJECT—Appeal from a decision of the borough superintendent (under section 35 General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

PREMISES AFFECTED—102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Seymour Stein.

For Opposition: P. W. Brand.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 18, 1951, at 10 A.M. at request of applicant's representative; no further argument and no further adjournments.

946-50-A

APPLICANT—Lama, Proskauer & Prober, for Frank A. Zunino, Jr., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—116-120 West 49th street, south side, 228 ft. 4 in. west of Avenue of the Americas (Block 1001, Lots 42, 43 and 44), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 3, 1951, at 10 A.M. for applicant to file revised plan.

948-50-A

APPLICANT—Edgemere Aviation Corporation, lessee for New York City Waterfront Company, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—5120 Beach Channel drive, north side, from Beach 51st to Beach 52nd streets (Block 426, Lots 1 to 12, inclusive), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Selig Kaplan.

For Administration: Edwin A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over for applicant to submit court records; date to be set.

62-51-A

APPLICANT—New York Dugan Brothers, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—98-01 to 98-22 222nd street and 222-01 to 222-45 99th avenue, northeast corner and 222-02 to 222-44 98th avenue (Block 10806, Lots 1 and 6), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Edwin A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to July 10, 1951, at 10 A.M. for applicant to file revised plans.

183-51-A

APPLICANT—Siegfried F. Dankenbring, for N. Y. Dugan Brothers, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—222-15 99th avenue (also known as 222-18 98th avenue, middle building), north side, 100 ft. 6 in. east of 222nd street (Block 10806—formerly 1736, Lot 6), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Edwin A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to July 10, 1951, at 10 A.M. for applicant to file revised plans.

297-51-A

APPLICANT—H. R. Ritter Trucking Co., owner.

SUBJECT—Transportation of Propane in tank truck in New York City (capacity of tanks not in conformity with fire department specifications).

APPEARANCES—

For Applicant: J. E. Boyle and E. S. Johnson.

For Administration: Edwin A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to July 10, 1951, at 10 A.M. for applicant to submit new proposal.

318-51-A

APPLICANT—Loshen and Lazarus, for Pracon Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent (under section 35 of the General City Law, re bed of mapped streets and section 36 of the General City Law, re buildings not fronting on legal streets).

PREMISES AFFECTED—251-02 to 251-04, 251-08 to 251-26, 252-02 to 252-04, 252-08 to 252-34 and 253-02 to 253-04 58th avenue; 251-01 to 251-23, 252-01 to 252-03, 252-09 to 252-25, 252-27 to 252-49, 252-51 to 252-63 and 253-01 to 253-03 60th avenue; 58-03 to 58-15, 58-19 to 58-33 and 58-37 to 58-51 251st street (Block 8349, Lot 36); 249-04 to 249-38 and 249-42 to 249-54 57th avenue; 249-23 to 249-57 and 249-61 to 249-63 60th avenue; 58-02 to 58-20, 58-22 to 58-32 and 58-34 to 58-52 251st street; 57-01 to 57-03, 57-06 to 57-21, 57-23 to 57-33, 57-35 to 57-49 and 57-53 to 57-55 Marathon parkway (Block

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8337, Lot 1); 249-04 to 249-06, 249-10 to 249-28, 249-30 to 249-40, 249-32 to 249-60 and 249-64, to 249-66 60th avenue; 249-01 to 249-03, 249-05 to 249-39 and 249-43 to 249-45 61st avenue; 60-06 to 60-12, 60-16 to 60-36 and 60-54 to 60-60 251st street; 60-01 to 60-03, 60-09 to 60-35 and 60-39 to 60-41 Marathon parkway (Block 8253, Lot 1); 251-02 to 251-20, 252-02 to 252-04, 252-08 to 252-26, 252-28 to 252-38, 252-40 to 252-54, 253-02 to 253-04, 253-08 to 253-22, 253-26 to 253-28, 253-32 to 253-42 and 254-04 to 254-06 60th avenue; 251-01 to 251-25, 251-27 to 251-45, 251-47 to 251-57, 251-59 to 251-77, 253-01 to 253-17, 253-21 to 253-23 and 253-27 to 253-41 61st avenue; 60-05 to 60-11, 60-15 to 60-33, 60-55 to 60-61, 60-31 to 60-69 and 60-43 to 60-61 251st street (Block 8358, Lot 1); 256-14 to 256-16 60th avenue; 255-15 to 255-37 61st avenue; 60-02 to 60-04, 60-08 to 60-22, 60-24 to 60-38, 60-40 to 60-54 and 60-58 to 60-60 Little Neck parkway; 60-02 to 60-12 256th street (Block 8359, Lot 6); 255-02 to 255-28 61st avenue; 61-03 to 61-05, 61-09 to 61-35 and 63-01 to 63-03 255th street; 61-02 to 61-04, 61-08 to 61-40 and 61-44 to 61-52 Little Neck parkway (Block 8367, Lot 2); 251-02 to 251-12, 251-14 to 251-24, 251-26 to 251-32, 251-34 to 251-64, 253-02 to 253-04 and 253-46 to 253-54 61st avenue; 252-01 to 252-37, 252-41 to 252-75 and 252-79 to 252-81 63rd avenue; 61-05 to 61-17 251st street; 61-04 to 61-34 255th street (Block 8363, Lot 1); 249-06 to 249-16, 249-20 to 249-38, 251-02 to 251-04 and 251-10 to 251-12 63rd avenue; 249-03 to 249-05 and 249-09 to 249-33 63rd drive; 63-02 to 63-20 252nd street and 63-05 to 63-27 Marathon parkway (Block 8373, Lot 2); 252-14 to 252-50 and 252-36 to 252-82 63rd avenue, 63-05 to 63-25 252nd street and 63-02 to 63-10 255th street (Block 8375, Lot 1), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus and others.
For Opposition: Victor D. Werner and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 17, 1951, at 10 A.M. for inspection and decision without further argument, in conjunction with Cal. 317-51-BZ.

344-51-A

APPLICANT—Loshen and Lazarus, for Norqueen Realty Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent (under section 35 of the general city law re bed of mapped streets and section 36 of the general city law re buildings not fronting on legal streets).

PREMISES AFFECTED—56-08 to 56-28, 57-02 to 57-04, 57-10 to 57-60 and 57-64 to 57-66 244th street, 242-05 to 242-19 and 242-31 to 242-73 61st avenue and 56-03 to 56-33 Douglas parkway; 242-06 to 242-28, 242-36 to 242-58 and 242-66 to 242-68 Horace Harding boulevard (Block 8276, Lot 2); 244-02 to 244-16, 244-24 to 244-48, 246-02 to 246-28 and 246-32 to 246-46 57th drive; 244-01 to 244-03 and 244-09 to 244-35 61st avenue and 57-31 to 57-65 244th street (Block 8276, Lot 10); 244-07 to 244-25, 246-59 to 246-61, 246-65 to 246-71 and 246-75 to 246-77 57th drive; 245-03 to 245-15 61st avenue; 57-01 to 57-03, 57-07 to 57-31, 57-35 to 57-61, 57-65 to 57-83, 57-87 to 57-89, 58-01 to 58-45, 58-49 to 58-63 and 58-67 to 58-69 246th crescent; 244-08 to 244-10 and 244-20 to 244-42 Horace Harding boulevard; 56-07 to 56-25 244th street (Block 8276, Lot 20); 246-11 to 246-43 57th drive; 57-02 to 57-04, 57-10 to 57-26, 57-30 to 57-62, 57-66 to 57-86, 58-40 to 58-64 and 58-68 to 58-70 246th crescent (Block 8276, Lot 30); 245-02 to

245-04 and 245-14 to 245-40 61st avenue; 245-01 to 245-17, 245-39 to 245-45, 245-49 to 245-71 and 245-76 to 245-89 62nd avenue; 61-05 to 61-21 245th place (Block 8305, Lot 10); 244-90 to 244-98 61st avenue; 245-02 to 246-16 62nd avenue; 61-06 to 61-28 245th place (Block 8306, Lot 4), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus, Efrem A. Kahn, Leonard J. Meiselman, Bernard Silverman, Sam Smaller, George M. Ferguson and Meyer Kivett.
For Opposition: Herman N. Schwartz, Victor D. Werner and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 17, 1951, at 10 A.M. for inspection and decision without further argument, in conjunction with Cal. 343-51-BZ.

428-51-A

APPLICANT—Emerson Radio and Phonograph Corp., lessee, for The Port of New York Authority, owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—111 8th avenue, west side, block bounded by 8th and 9th avenues and 15th and 16th streets (2nd floor); (Block 739, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Raymond Herzog and Fred Abrams.
For Administration: Edwin A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over for consideration; date to be set.

768-49-A

APPLICANT—Joseph Lau, for Sam Alman and Lottie Ostrow, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—339 East 115th street, north side, 125 ft. west of First avenue (2nd floor); (Block 1687, Lot 21), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau and Max Ostrow.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (768-49-A)

WHEREAS, Joseph Lau, for Sam Alman and Lottie Ostrow, owners, filed August 22, 1949, an appeal from a decision of the borough superintendent, affecting premises 339 East 115th street, north side, 125 ft. west of First avenue (2nd floor); (Block 1687, Lot 21), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated August 10, 1949, on amendment to Alt. Applic. 1709-48, reads:

"3a. Exits from structure to comply with Section 271 LL. Reconsideration denied.

b. Rear fire escape to comply with Section 273 LL. and factory exit rules. Reconsideration denied."

and

WHEREAS, the applicant states that the building is two stories, 25 ft. in height; 25 ft. by 92 ft. in area, of Class 3 construction; erected about 1890; located on a lot 25 ft. by 100.11 ft. in area, in a business use, B area, Class 1½ height district, used and occupied since 1941—cellar, boiler room and storage; 1st floor, wet wash laundry, 20 person; 2nd floor, laundry (ironing) 30 persons; no change in use or occupancy is proposed; that the building is provided with

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one 3 ft. 4 in. wide interior wood stairs, enclosed in partitions of 4 in. gypsum block, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street and one fire escape at rear extending to roof by ladder with egress from its lower termination at yard to gate in fence to adjoining premises, thence to street; that window and door openings on the course of the fire escape are fireproof self-closing; adjoining buildings are 3 and 5 stories in height; and

WHEREAS, Violation 1089-48, issued February 11, 1949, was for occupying the 2nd floor as a factory contrary to Certificate of Occupancy 27446-41; and

WHEREAS, Certificate of Occupancy 27446-41, issued upon completion of work under Alt. Applic. 605-1940, permits the following use and occupancy—cellar, boiler room and storage; 1st floor, wet wash laundry, 10 persons; 2nd floor, shipping room and office, 5 persons; and states that the building was located in a business use district at the time of the issuance of the permits upon which this certificate was issued; and

WHEREAS, the applicant states that all exit doors are properly marked with exit signs and lights; that the secondary means of egress is a fire escape at the rear with door opening to fire escape which leads to yard thence through yards of adjoining properties; that the adjoining building is a multiple dwelling and has a passage from the rear yard direct to the street through a fire retarded public hall; that the fire escape is extended to the roof by means of a gooseneck ladder; that if, in the opinion of the Board, a counter-balanced fire escape at the front of the building is required, the owner will install it, although the present exit facilities seem entirely adequate; that it is therefore requested the Board accept the premises as described and permit the use of the 2nd floor for laundry use, ironing only, as applied for under Cal. 767-49-BZ; and

WHEREAS, the premises were inspected by a committee of the Board in connection with Cal. 767-49-BZ

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on amendment to Alt. Applic. 1709/48, objections 3a and 3b, and that the appeal be and it hereby is *granted on condition* that the primary means of exit, as indicated on plans filed with Cal. 767-49-BZ, shall be maintained and as a second means of exit a fire escape as indicated in the rear shall be maintained with exit through the adjoining premises to the street; that permission for such exit through adjoining premises shall be filed with the borough superintendent; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day under Cal. 767-49-BZ and that the conditions of the resolution adopted under such calendar number shall be complied with.

138-51-A

APPLICANT—Smith Carbonic and Oxygen Co., lessee, for R. H. Smith, owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—421 East 75th street, north side, 266 ft. east of 1st avenue (1st floor); (Block 1470, Lot 12), Borough of Manhattan.

APPEARANCES—

For Applicant: Russell H. Smith.

For Administration: Edwin A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative: 0

THE RESOLUTION (138-51-A)

WHEREAS, Smith Carbonic and Oxygen Co., lessee, for R. H. Smith, owner, filed February 26, 1951 an appeal from an order and decision of the fire commissioner, affecting

premises 421 East 75th street, north side, 266 ft. east of 1st avenue, (1st floor); (Block 1470, Lot 12), Borough of Manhattan; and

WHEREAS, order No. 81484 LC issued by the fire commissioner December 5, 1950 and repeated in the decision of the fire commissioner dated February 5, 1951, reads:

"A recent inspection of your premises indicates that the following must be done otherwise permit #228127, which is dated to expire December 13th, 1950, will be revoked:

"2. Discontinue the use of the unapproved CO₂ liquefier on the above premises. (B.S.A. Liquefier Rules)." and

WHEREAS, the applicant states that the building is one and two stories, 13 ft. and 23 ft. in height, 25 ft. by 102 ft., 2 in. in area, of class 3 construction, erected 1892, located in an unrestricted use, B area, class 1½ height district, used and occupied since 1950; cellar, boiler room and storage; 1st floor, garage and office; 2nd floor, vacant; that no change in use or occupancy is now proposed; that the building is equipped with one 4-foot wide interior fireproof stairs leading direct to street and provided with a ladder and scuttle to the roof; and

WHEREAS, certificate of occupancy 20398 issued June 5, 1935 permits the use of the building on the 1st floor as a garage and requires the 2nd floor to remain vacant; and

WHEREAS, the applicant states that there is now on the premises a low-pressure six-ton CO₂ storage unit manufactured by R-S Products Corporation of Philadelphia, Pennsylvania which is approved by the Board under Cal. No. 151-49-SA for the Fire Equipment Company of Newark; that under Cal. No. 151-49-SA, approval was granted to the Fire Equipment Company to use attachments of this unit for CO₂ fire extinguishing systems of the low pressure type for manual or combined manual and automatic protection; and

WHEREAS, the applicant contends that the installation in the building in question is not to be used for the same purpose for which the equipment was approved by the Board, it is now proposed to use the unit for the refill of fire extinguishers and CO₂ cylinders in accordance with ICC rules and regulations for the trade; that the unit is under the constant supervision of the person holding a certificate of fitness issued by the fire commissioner; that the unit is installed in a fireproof extension of the present building, which extension was approved by the department of housing and buildings; and

WHEREAS, the applicant has filed a copy of the description of the CO₂ storage unit and a photostatic copy of the manufacturer's data report for unfired pressure vessels; that the storage tank is of all welded construction built according to A.S.M.E. Code and constructed for a working pressure of 650 P.S.I.; that the tank is supported on oak saddles bolted to the structural steel base, made of heavy channels with angle bracing; that the tank is insulated with 5 inches of cork; that the equipment is provided with a refrigerating unit consisting of 1½ horsepower Copeland refrigerating unit automatically controlled so that the compressor will operate when tank pressure reaches 305 P.S.I.; that the refrigerating unit is enclosed at the front of the storage tank in sheet metal casing on steel angles and is provided with sufficient ventilation for sufficient cooling of the compressor; that safety equipment consists of one diaphragm valve set to bleed at 340 P.S.I., to hold the pressure constant when refrigeration is not used; that in addition there are two ¾ inch pop valves; that all piping consists of extra heavy steel pipe with forged steel 500 pound fittings; and

WHEREAS, the premises and surrounding area were inspected by a committee of the board.

Resolved, that the decision of the fire commissioner as expressed in Order 81484-LC, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the premises and equipment shall be maintained substantially as proposed and as indicated on plans

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filed with this appeal marked "Received February 26, 1951," 2 sheets, and all piping and fittings shall be of proper strength, in the opinion of the fire commissioner, for the pressure provided; that revised plans shall be filed with the Department of Housing and Buildings showing the proposed use as herein passed upon; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that a new certificate of occupancy shall be obtained; that the operator shall hold a certificate of fitness and that in all other respects the building and occupancy shall comply with all laws and rules applicable.

Adjourned: 2:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 26, 1951, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIAL SUBMITTED FOR APPROVAL

538-44-SM—Vol. II

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re Gold Bond Acoustical Product "Acoustifibre" (previously approved).

APPEARANCES—

For Applicant: George W. Hawdy and S. H. Cady.

ACTION OF BOARD—Application reopened as Vol. II, for amendment as to additional sizes of material for test if required and report.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

64-51-A

APPLICANT—Harold C. Bernhard, for St. John's Evangelical Lutheran Church, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—88-24 Myrtle avenue, southeast corner of 88th place (Block 3869, Lots 45 and 108), Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Harold C. Bernhard, Rev. Martin S. L. Steege, Miss Helen Knorr and Gerald De Pace.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative: Commissioner Kleinert..... 1

THE RESOLUTION (64-51-A)

WHEREAS, Harold C. Bernhard, for St. John's Evangelical Lutheran Church, owner, filed January 24, 1951, an appeal from a decision of the borough superintendent, affecting premises 88-24 Myrtle avenue, southeast corner of 88th place (1st and 2nd floors); (Block 3869, Lots 45 and 108), Glendale, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated December 26, 1950, acting on Alt. Applic. 1910-50, reads:

"1. Proposed change of use of existing frame structure to a Parochial Day School is contrary to 4.2.1 B.C." and

WHEREAS, the applicant states the building is two stories, 24 ft. 8 in. in height; 38 ft. by 99 ft. 2 in. in area at 1st floor; 26 ft. 8 in. by 62 ft. 2 in. in area at 2nd floor, of Class 4 construction; date of erection, unknown, located on a lot 125 ft. by 134 ft. 4 in. in area, in a residence use, E area, Class 1 height district and used and occupied since 1937—1st floor, parish house with class room, 200 persons; 2nd floor, parish house with one class room, 25 persons; that the building is equipped with one 3 ft. 9 in. wide interior wood stairs, enclosed in one hour partitions, equipped with wood doors which are self-closing; that stair hall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, Certificate of Occupancy 3793, issued June 4, 1937 upon completion of work under Alt. Applic. 8750-36, describes the building as a parish house and permits the following use: 1st floor, parish house for church purposes; 2nd floor, parish house for church purposes and does not state the permitted number of occupants; and

WHEREAS, Violation No. 2668-50, was issued June 21, 1950, for using the frame parish house for day school without approval of the Department of Housing and Buildings; and

WHEREAS, the applicant states the current certificate of occupancy authorizes the use of the premises as a parish hall thereby implying permission to assemble for meeting and instruction which covers the conduct of the religious day school now being conducted; that the congregation has adopted a resolution authorizing erection of a new fireproof building on the present site in place of the present frame structure and has engaged an architect to prepare drawings for the new building; that if approval of the present building is granted it is proposed to install additional means of exit from the classroom on the 2nd floor by means of a steel fire escape on the east side of the building; that the present exit facilities from the first floor are considered to be adequate; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended the application should be granted on a temporary basis, subject to suitable conditions.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 1910/50, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted for a temporary term of two years, to permit the occupancy of the building substantially as proposed and as indicated on plans filed with this appeal, marked "Received January 24, 1951" (4 sheets) and "June 19, 1951" (2 sheets), on condition that the cellar ceiling throughout shall be fire-retarded in accordance with the requirements therefor; that the cellar side of the cellar door at stairs to cellar shall be covered with galvanized steel not less than 24 gauge; that the cellar space shall be left vacant, except that it may be used for minor storage of school furniture and equipment that is not readily combustible, omitting all other material; that all exit doors shall be arranged so that they can be readily opened for egress during the time the school is in session, which may include the installation of panic bolt hardware on such exit doors; that during the time the school is in session, padlocks now used to fasten the wire mesh screens on the first floor windows shall be removed; that additional handrails shall be added to the stairs to the second floor, so that there will be a handrail on each side; that the secondary means of exit from the second floor shall be installed and maintained as proposed and as indicated on revised plan marked "Received June 19, 1951"; that the stair to grade from the platform substantially at roof level shall be of steel construction with closed risers and that the risers shall be not greater than 6 in. in height and the stair itself shall be not less than 3 ft. in width; that additional exits shall be installed from the classrooms on the first floor to the east by the introduction of exterior doors swinging outwardly;

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that such new doors shall be removed from the exit doors as far as practicable; that such fire-fighting appliances shall be maintained as the fire commissioner shall direct; that fire alarm and fire drills shall be maintained at frequent intervals under the charge of a suitably qualified person; that the building shall not be increased in height or area; that there shall be no heating within this building and any heating shall be piped from the adjoining church building.

117-51-A

APPLICANT—Maspeth Rail and Terminal Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent and an application filed pursuant to section 35 of the General City Law re bed of mapped street—proposed widening of Borden avenue.
PREMISES AFFECTED—58-40 Borden avenue, south side, 300.71 ft. east of 58th street (Block 2657, Lot 28), Maspeth, Borough of Queens.
APPEARANCES—
For Applicant: Bernard Mindes and David W. Kelly.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Absent: Deputy Chief Guinee 1

THE RESOLUTION (117-51-A)

WHEREAS, Maspeth Rail and Terminal Corp., owner, filed February 26, 1951 an application pursuant to section 35 of the General City Law to permit the erection of a building projecting into the bed of the mapped street widening affecting premises 58-40 Borden avenue, south side, 300.71 ft. east of 58th street (Block 2657, Lot 28), Maspeth, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated February 21, 1951, as to N.B. Applic. 20-51, reads:

"1. The construction of a Building in the Bed of a mapped st. is contrary to Art. 3 Sec. 35 of The General City Law."

and
WHEREAS, the applicant states the premises consist of a plot 250 ft. by 373.78 ft., irregular in area, located in an unrestricted use, B area, class 1¼ height district, upon which it is proposed to erect a one story building 23 ft. in height, 201.42 ft. by 202.67 ft., irregular in area, class 1 construction, for use as a factory, warehouse and office with an occupancy of 380 persons; and

WHEREAS, the applicant states that this appeal is based on the refusal of the borough superintendent to grant a permit for the erection of a building on land on the south side of Borden avenue; that the proposed building is to be erected in such a way as to take maximum advantage of access to Borden avenue; that this requires that the front wall be placed on land between the existing line of Borden avenue and a line designated on the City Map as the proposed line of Borden avenue; that it is problematical that the city will ever widen Borden avenue at this point as nothing has been done since 1943 when the proposed widening was mapped; and

WHEREAS, the applicant states that the land within the bed of the proposed street widening has not yielded any return whatever to the owner since 1947 when it acquired the property; that the owner desires to put the land to its maximum use and the building has been designed by the architect with that requirement in view; that the owner is unable to offer any suggestions to the Board as to reasonable requirements which would inure to the benefit of the city; and

WHEREAS, the applicant was requested by the Board to file a statement by the architect describing what efforts have been made to locate the building so that it will, as little as practicable,

increase the cost of opening Midtown Highway or tend to cause a change of the official map or plan; and

WHEREAS, the owner has stated to the Board that it desires to put the land to its maximum use and the building has been designed with that requirement in view; and

WHEREAS, the Board is informed that it is proposed to widen this portion of Borden avenue in the immediate future.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 20-51, Obj. 1, be and it hereby is modified and that the appeal be and it hereby is granted under the powers vested in the Board under section 35 of the General City Law, to permit the construction of the building within the bed of the proposed street widening on condition that the columns and heavy steel of the building shall be placed on the lot side of the proposed widening line so that the construction of the portion of the building to be erected in the bed of the mapped street can be removed, if and when required for the street widening, with minimum cost to the City of New York; that such extension beyond the proposed new street line may be either of Class 2, 3 or 5 construction; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

290-51-A

APPLICANT—Burke, Morrison and Green, for Graybar Homes, Inc., owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—71-51 and 71-55 171st street, northeast corner of 73rd avenue and 71-46 and 71-52 172nd street, northwest corner of 73rd avenue (Block 6959, Lots 1, 9, 10 and 60), Flushing, Borough of Queens.

APPEARANCES—
For Applicant: Robert T. Groh and B. R. Levinson.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (290-51-A)

WHEREAS, Burke, Morrison and Green, for Graybar Homes, Inc., owner, filed April 24, 1951, an appeal from decisions of the borough superintendent affecting premises 71-51 and 71-55 171st street, northeast corner 73rd avenue and 71-46 and 71-52 172nd street, northwest corner 73rd avenue (Block 6959, Lots 1, 9, 10 and 60), Flushing, Borough of Queens; and

WHEREAS, the decisions of the borough superintendent dated March 26, 1951, acting on N.B. Applications 1290-51 to 1293-51, inclusive, read:

"1. The proposed construction of a frame building in a retail use district is contrary to 4.1.2 of the Building Code. The proposed use of 2 in. thick joists within the fire limits is contrary to 7.1.4 (7) of the B.C."

and
WHEREAS, the applicant states that the premises consist of a plot 100 ft. by 192.66 ft. in area, located in a local retail use, D area, Class 1 height district, which it is proposed to subdivide into four separate 50 ft. front lots and to erect on each lot a one-and-a-half story frame one-family dwelling 28 ft. by 47 ft. in area; and

WHEREAS, the applicant contends that the four dwellings which are the subject of this appeal will be part of a development consisting of 42 houses; that the dwellings will be constructed of poured concrete foundations, one story frame walls covered on the exterior with approved material and 4 in. brick veneer from top of foundation to plate line on attic floor level; that roofs will be covered with approved type asphalt shingles; that the distance between the buildings

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will be at least 22 ft.; that it is therefore requested the Board permit the construction of frame dwellings within the fire limits and the use of two inch thick joists.

Resolved, that the decisions of the borough superintendent, acting on N. B. Applications 1290 to 1293-51, inclusive, Objection 1, be and they hereby are *modified* and that the appeal be and it hereby is *granted on condition* that there shall be not more than one frame dwelling on each lot, limited to one family each; that the lots as shown shall be numbered by the Tax Department and such numbers recorded with the borough superintendent; that the buildings shall comply as to area and width of courts and yards with at least the requirements of an E residential district; that any garage erected on the premises for each house shall comply with the requirements of an E residential district; and that in all other respects the buildings and occupancies shall comply with the requirements for similar buildings when located outside the fire limits.

380-51-A

APPLICANT—A. L. Seiden, for 402 West 13th St. Corp., owner (A. H. Sickinger, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—402-404 West 13th street, south side, 66 ft. 10 in. west of 9th avenue (1st floor); (Block 645, Lots 39 and 40), Borough of Manhattan.

APPEARANCES—

For Applicant: A. L. Seiden.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (380-51-A)

WHEREAS, A. L. Seiden, for 402 West 13th Street Corporation, owner, A. H. Sickinger, Inc., lessee, filed June 1, 1951, an appeal from a decision of the borough superintendent affecting premises 402 to 404 West 13th street, south side, 66 ft. 10 in. west of 9th avenue (1st floor); (Block 645, Lots 39 and 40), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated May 28, 1951, acting on Alt. Applic. 1165-50, reads:

"1. Proposed marquee is contrary to Sec. 2.4.1.4.8 Building Code."

and

WHEREAS, the applicant states that the building is 3 stories and basement, 40 ft. in height; 38 ft. 6 in. by 42 ft. in area at 1st floor; 38 ft. 6 in. by 40 ft. in area at typical floor, of Class 3 construction, date of erection unknown, located on a lot 38 ft. 6 in. by 103 ft. 3 in. in area, in an unrestricted use, B area, Class 1½ height district and used and occupied—now vacant throughout; proposed to be two stories and cellar, 30 ft. in height; 38 ft. 6 in. by 77 ft. 6 in. in area at 1st floor; 38 ft. 6 in. by 47 ft. at 2nd floor, of Class 3 construction and used and occupied—cellar, storage; 1st floor, meat boxes (store) 6 persons; 2nd floor, offices, 4 persons; that the building is provided with two 3 ft. 8 in. wide, steel interior stairs with cement treads enclosed in fire retarded partitions, equipped with fireproof self-closing doors leading direct to street and provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that the premises are located in a block devoted mainly to wholesale meat markets which are subject to regulation by the Health Department and the Bureau of Animal Industry which requires a covering over the sidewalk so that when meat is delivered from trucks it will be completely protected from the weather; that such marquees have been installed all around the premises in question as indicated on drawings filed with this appeal; that permission is requested for the erection of a marquee on

the building in question as it is necessary for the conduct of business transacted on the premises; that the marquee will not be less than 14 ft. in the clear above the sidewalk level and it will be entirely supported from the building; that the building will comply in all other respects with requirements for all laws, rules and regulations applicable thereto, including the requirements of the Borough President's office as to the distance from the curb to the fascia of the marquee; and

WHEREAS, the applicant contends that in view of the fact that the business conducted on the premises requires the erection of the marquee out to a point where the meat can be transferred from the truck under its protection that it is requested this appeal be granted.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 1165/50, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the proposed marquee shall be installed substantially as indicated on plans filed with this appeal, marked "Received June 18, 1951" (2 sheets) and on the building located as shown on plan filed with this appeal marked "Received June 1, 1951" (1 sheet); that such marquee shall be constructed of incombustible materials and shall not exceed in area the dimensions indicated on such plans; that the marquee shall be entirely self-supporting from the building wall; that no signs shall be erected on such marquee; that the clear height of such marquee shall be not less than 14 ft. at the front and that the front coping of the marquee shall be not nearer than 2 ft. to the street curb line; and, *granted* only so long as the building is occupied as proposed as a wholesale meat market; and that the building and the marquee shall in all other respects comply with all laws, rules and regulations applicable thereto, including a provision for marquee roof drainage.

412-51-A

APPLICANT—Albert B. Caspers, trustee, for First Congregational Church of Rockaway Beach, N. Y., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—310 Beach 94th street, east side, 70 ft. north of Long Island R.R. freeway (Block 577, Lot 8), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Albert B. Caspers.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (412-51-A)

WHEREAS, Albert B. Caspers, for First Congregational Church of Rockaway Beach, New York, filed June 12, 1951, an appeal from a decision of the borough superintendent affecting premises 310 Beach 94th street, east side, 70 ft. north of Long Island Freeway (Block 577, Lot 8), Rockaway Beach, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated June 8, 1951, acting on N.B. Application 2735-51, reads:

"1. Proposed frame building within the fire limits is contrary to 4.1.2 of the Building Code."

and

WHEREAS, the applicant states that the premises consist of a plot 60 ft. by 100 ft. in area, in a residence use, A area, Class 1 height district, upon which it is proposed to erect a two story frame one family dwelling, 25 ft. in height; 39 ft. 8 in. by 29 ft. and 31 ft. in area; and

WHEREAS, the applicant contends that conformance with provisions of the Building Code would increase the cost of the proposed dwelling and place an undue burden upon the

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church which is the owner of the property; that it is therefore requested the Board waive the requirements of the Building Code for the following reasons: that it is not proposed to use the area of coverage permitted under the A area district; that the building will be approximately 1,200 sq. ft. on a lot 6,000 sq. ft. in area and therefore occupy 20 percent of the area instead of the allowable 75%; that the church owns all the property on the east side of Beach 94th street between the Long Island Railroad Freeway and Beach Channel drive; that the buildings at the rear of the church property facing on Beach 92nd street are all frame construction; that the proposed building will be used as a parsonage by the minister and his family; that it will be located approximately 40 ft. from the east building on Beach 94th street and 40 ft. from the existing church building.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 2735/51, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the residence as proposed for the minister of the church shall be substantially as proposed and as indicated on plan filed with this appeal, marked "Received June 12, 1951" (1 sheet) and shall comply in all respects as to construction for a similar building when erected in a district outside the fire limits; that the building shall not be increased in area or height beyond what is proposed; that this variance shall continue only so long as the building is occupied as proposed and meets the requirements of this resolution.

927-50-A

APPLICANT—J. Zisman, owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Appeal from a decision of the borough superintendent (previously withdrawn without prejudice).

PREMISES AFFECTED—2152 Ocean avenue, west side, 135 ft. north of Quentin road (Block 6782, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. Zisman and Herbert A. Sokol.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, restored to calendar and granted on condition.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (927-50-A)

WHEREAS, J. Zisman, owner, filed December 20, 1950, an appeal from a decision of the borough superintendent, affecting premises 2152 Ocean avenue, west side, 135 ft. north of Quentin road, (1st floor); (Block 6782, Lot 40), Borough of Brooklyn; and

WHEREAS, this appeal was withdrawn on May 1, 1951, without prejudice; and

WHEREAS, the applicant requested a reopening and reconsideration, based on a new decision of the borough superintendent; and

WHEREAS, the decision of the borough superintendent, dated May 16, 1951, acting on Alt. Applic. 4096-50, reads:

"Proposed doctor's office in a frame building not used conjunctively with his residence is contrary to 4.2.1 of the Administrative Code."

and

WHEREAS, the applicant states that the building is 2½ stories in height, 20 ft. by 67 ft. in area, of Class 4 construction; erected 1922; located on a lot 35 ft. by 151 ft. in area, in a residence use, C area, Class 1¼ height district and used

and occupied since 1923: cellar, boiler room; 1st floor, dentist's office and 1 family; 2nd floor, dwelling, 1 family; proposed to be used and occupied without change; that the building is provided with two 3 ft. 3 in. wide wood stairs, wood enclosed, equipped with wood self-closing doors; and

WHEREAS, Violation 741 was issued February 19, 1948, for occupying the building as a frame two family dwelling and dentist's office in that the change to dentist's office at 1st floor front was made without securing a certificate of occupancy; and

WHEREAS, at a public hearing held May 1, 1951, this appeal was withdrawn at the suggestion of the Board to permit the applicant to request the borough superintendent to review his decision on the ground that the use proposed is professional and not a business use; and

WHEREAS, the applicant states that the dentist has had an office in the building since 1946, formerly residing therein, but no certificate of occupancy had been obtained for such use; that however since 1948, the dentist has not resided on the premises; that it is requested that the Board direct the issuance of a certificate of occupancy for the change of use on the 1st floor, as it would be an unnecessary hardship on the dentist to be evicted and unnecessary hardship on the owner is carrying out the strict letter of the law; that this technical violation does not involve any danger to life or property and is not harmful to anybody in any form or manner; that no structural changes have been made in the building; that the plumbing installation for the dentist's use was approved by the Department of Housing and Buildings in June, 1946, and the electrical work approved by the Department of Water Supply, Gas and Electricity.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 4096/50, Objection of December 20, 1950 and additional objection dated May 16, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the front roof on the first floor of the building to be leased for professional use as dentist's office to a person not residing on the premises, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, all as shown on plans filed with this appeal, marked "Received December 20, 1950" (2 sheets); that any sign advertising the dentist's professional office shall not exceed one foot square and shall consist of a neat plate attached to the front of the building near the entrance.

575-50-A

APPLICANT—George Rothenberg, (doing business as R. & R. Realty Company), owner.

SUBJECT—Appeal from orders and a decision of the fire commissioner.

PREMISES AFFECTED—68-20, 68-30, 68-44 Burns street, south side, 140 ft., 220 ft. and 380 ft. east of 69th avenue (cellar); (Block 3205, Lots 8, 12 and 20), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION ON BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

343-50-A

APPLICANT—Mergenthaler Linotype Co., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—35 Hall street, east side, 175 ft. north of Park avenue (5th floor, Building D); (Block 1876, Lot 1); 25 Hall street, east side, 226 ft. 4 in. south of Flushing avenue (5th floor, Building F); (Block 1876, Lot 1); 43 Hall street, east side,

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133 ft. 3 in. north of Park avenue (1, 3, 4, 5, 6, 7th floors, Building N); (Block 1876, Lot 1) and 29 Ryerson street, east side, 116 ft. 15½ in. north of Park avenue (3rd, 6th and 8th floors, Building P); (Block 1877, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Otto F. Maehr and John R. Sottle.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to July 17, 1951, 2 P.M. for decision by Board after report from the inspector.

235-51-A

APPLICANT—Gustave Goldman, for Kupperman Son and Cantor, equitable owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-20 West 4th street, south side, 25 ft. west of Mercer street (Block 535, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Gustave Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 2 P.M. for inspection and decision; no further argument.

ZONING APPLICATIONS.

258-35-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Octagon Laundry, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e, 7f and 7h of the zoning resolution, to permit in a residence and business use district, the extension of an existing wet wash laundry, to provide for stock and bundle room, wet wash laundry, storage and sorting of laundry, office and boiler room; and a garage for more than five motor vehicles, and to provide loading and unloading space and to permit the day parking of more than five motor vehicles belonging to the owner and employees.

PREMISES AFFECTED—2112-2126 Menahan street, east side, 102.56 ft. north of Grand View avenue and 2117-2127 Grove street (Block 3373, Lots 13, 18, 20, 50 and 53), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (258-35-BZ—Vol. III)

WHEREAS, this application, under section 7b of the zoning resolution, to permit the extension from a business into a residence use district of an existing wet wash laundry and the erection of a garage for more than five motor vehicles as an accessory to the laundry; affecting premises 2120-2124 Menahan street (rear), south side, 185.96 ft. east of Grandview avenue (Block 3373, Lot 18), Ridgewood, Borough of Queens, was granted by the Board November 6, 1935, as Vol. I, on certain conditions; and

WHEREAS, the resolution was amended November 26, 1935; and

WHEREAS, this application under sections 7e, 7f and 7h of the zoning resolution, to permit in a residence and business

use district the extension of an existing wet wash laundry to provide for uses of wet wash laundry, stock and bundle room, store, boiler room, garage for more than five motor trucks (owners') and for day parking of owners' and employees' cars in open space; affecting premises 2112-2126 Menahan street, east side, 102.56 ft. north of Grandview avenue and 2117-2127 Grove street (Block 3373, Lots 13, 18, 20, 50, 53), Ridgewood, Borough of Queens was denied by the Board, May 17, 1949, as Vol. II; and

WHEREAS, this application under sections 7e, 7f and 7h of the zoning resolution, to permit in residence and business use districts the extension of an existing wet wash laundry, to provide for stock and bundle room, wet wash laundry, storage and sorting of laundry, office and boiler room and a garage for more than five motor vehicles, and to provide loading and unloading space, and to permit the day parking of more than five motor vehicles belonging to the owner and employees, affecting premises 2112 to 2126 Menahan street, east side, 102.56 feet north of Grand View avenue and 2117 to 2127 Grove street (Block 3373, Lots 13, 18, 20, 50, 53), Ridgewood, Borough of Queens was granted by the Board, June 27, 1950, as Vol. III, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 27, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that plans for construction have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. Applic. 271-49)."

309-40-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober, for Dominick Salvati, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district, the maintenance of a public garage for more than five motor vehicles, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—125-127 Carroll street, north side, 129 ft. west of Henry street (Block 349, Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (309-40-BZ—Vol. I)

WHEREAS, this application under section 7h of the zoning resolution permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 125-127 Carroll street, north side, 129 ft. west of Henry street (Block 349, Lot 32), Borough of Brooklyn, was granted by the Board, as Vol. I, February 11, 1941, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended April 12, 1949; and

WHEREAS, a later application under sections 7e and 21 of the zoning resolution, to permit in a residence use C area district, the erection and maintenance of a public garage for more than five (5) motor vehicles, using more than the area

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permitted, and without the required rear yard was granted by the Board as Vol. II, June 8, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended June 14, 1949, June 13, 1950, and May 1, 1951; and

WHEREAS, the term of variance was extended May 1, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 11, 1941, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under section 7, subdivision h for a term of two (2) years, on condition . . . ; that other than as herein *amended*, the resolution adopted on February 11, 1941, shall be complied with in all respects; and that a certificate of occupancy shall be obtained (B.N. 3859/39; N.B. 1001-47)."

812-41-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober, for C. J. Neumann Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, the reconstruction and extension of a gasoline service station.

PREMISES AFFECTED—1916-1922 Flatbush avenue, southwest corner of Avenue L (Block 7815, Lots 32 and 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (812-41-BZ—Vol. I)

WHEREAS, this application, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, the reconstruction and extension of a gasoline service station, affecting premises 1916-1922 Flatbush avenue and 3822-3832 Avenue L, southwest corner (Block 7815, Lots 32 and 35), Borough of Brooklyn, was granted by the Board July 7, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended June 6, 1950; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1942, as thereafter *amended* by resolutions adopted through June 6, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. Applic. 3864-41)."

352-45-BZ

APPLICANT—Lama, Proskauer and Prober, for Nathan Ossip, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (de-

cision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of gasoline service station with new building and two additional gasoline storage tanks and rearrangement of pumps.

PREMISES AFFECTED—81-22 Rockaway boulevard, 92-38 82nd street, southwest corner and 81-09 to 81-17 95th avenue (Block 9010, Lot 26), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (352-45-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of a gasoline service station, with a new building, two additional gasoline storage tanks and rearrangement of pumps, affecting premises 81-22 Rockaway boulevard, 92-38 82nd street, southwest corner and 81-09 to 81-17 95th avenue (Block 9010, Lot 26), Woodhaven, Borough of Queens, was granted by the Board January 3, 1946 on certain conditions; and

WHEREAS, plans were approved as being in substantial compliance with the Board's requirements March 19, 1946; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended June 13, 1950; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 3, 1946, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by the applicant that plans have been approved and the permits obtained from the department of housing and buildings, all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (NB 175/45)."

583-45-BZ—Vol. II

APPLICANT—George Robinson, for Sussman Estates, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7b and 21 of the zoning resolution, permitting in a residence and business use district, manufacturing area of building in excess of 25% of floor area (previously granted by the Board).

PREMISES AFFECTED—388-402 Hudson street, 264-270 West Houston street, northeast corner and 22-28 Clarkson street (Block 581, Lots 45-53 and Lot 83), Borough of Manhattan.

APPEARANCES—

For Applicant: George Robinson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

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THE RESOLUTION (583-45-BZ—Vol. II)

WHEREAS, this application under sections 7b and 21 of the zoning resolution, permitting the extension in the residence use district of a building for showrooms and manufacturing (limited to 25% of the area) permitted in a business use district, and also an excess of height permitted under the zoning resolution, affecting premises 388-402 Hudson street, and 264-270 West Houston street, northeast corner and 22-28 Clarkson street (Block 581, Lots 45 to 53 and 83), Borough of Manhattan was granted by the Board as Vol. I, December 11, 1945, on certain conditions; and

WHEREAS, the resolution was amended as Vol. II, September 17, 1946; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended July 18, 1950; and

WHEREAS, the applicant requested a further extension of time for the same purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 11, 1945 as *amended* by resolutions adopted September 13, 1949 and July 18, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within the requirements of Section 22 of the zoning resolution (N.B. Applic. 199-45)."

63-46-BZ

APPLICANT—Lama, Proskauer and Prober, for William E. Winkle, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, battery, and ignition repairing, lubritorium, office and auto laundry.

PREMISES AFFECTED—108-05 to 108-15 Rockaway boulevard, north side, 30 ft. east of 108th street (Block 11475, Lot 1), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (63-46-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, battery and ignition repairing, lubritorium, office and auto laundry, affecting premises 108-05 to 108-15 Rockaway boulevard, north side, 30 ft. east of 108th street (Block 11475, Lot 1), Richmond Hill, Borough of Queens, was granted by the Board June 18, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended June 13, 1950; and

WHEREAS, the applicant requested a further extension of time for the same purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 18, 1946, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the borough superintendent, that

all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (NB App. 2236/45)."

130-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Nathan Williams, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7f and 7i of the zoning resolution, permitting in a residence and business use district, the change in occupancy from stores and public garage to public garage for more than five motor vehicles, gasoline service station, lubritorium, auto laundry and motor vehicle repair shop.

PREMISES AFFECTED—1177-1181 Bedford avenue, east side, 21 ft. 7 in. north of Jefferson avenue, and 99-101 Jefferson avenue, north side, 100 ft. east of Bedford avenue, (Block 1827, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (130-47-BZ)

WHEREAS, this application under sections 7c, 7i and 7f of the zoning resolution, to permit in residence and business use districts the change in occupancy from stores and public garage to public garage for more than five (5) motor vehicles, gasoline service station, lubritorium, auto laundry and motor vehicle repair shop, affecting premises 1177 to 1181 Bedford avenue, east side 21 ft. 7 in. north of Jefferson avenue and 99 to 101 Jefferson avenue, north side, 100 ft. east of Bedford avenue (Block 1827, Lot 2), Borough of Brooklyn was granted by the Board July 27, 1948, on certain conditions; and

WHEREAS, the resolution was amended June 1, 1949; and

WHEREAS, time to obtain permits and complete the work was extended June 13, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the borough superintendent, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. App. 4032/46)."

464-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for American Auto Parts Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the extension to existing gasoline service station and accessory building; and the addition of auto laundry, brake testing, office and wheel alignment to existing motor vehicle repair shop, machine shop, sales and storage of auto parts and offices.

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PREMISES AFFECTED—112-02 to 112-20 Atlantic avenue; 94-02 to 94-10 113th street, southwest corner and 94-01 to 94-09 112th street (Block 9398, Lots 1, 3, 5 and 7), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (464-47-BZ—Vol. II)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing gasoline service station and accessory building; and the addition of auto laundry, brake testing, office and wheel alignment to existing motor vehicle repair shop, machine shop, sales and storage of auto parts and offices, affecting premises 112-02 to 112-20 Atlantic avenue, 94-02 to 94-10 113th street, southwest corner and 94-01 to 94-09 112th street (Block 9398, Lots 1, 3, 5 and 7), Richmond Hill, Borough of Queens was granted by the Board as Vol. II May 18, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended May 24, 1949 and June 6, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 18, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant plans have been approved by the Department of Housing and Buildings that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. Applic. 2936-46)."

845-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Neiman, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, D area district, the erection and maintenance of a business building, using more than the area permitted.

PREMISES AFFECTED—420 Beach 129th street, east side, 180 ft. north of Newport avenue (Block 722, Lot 52), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (845-47-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use D area district, the erection and maintenance of a business building using more than the area permitted, affecting premises 420 Beach 129th street, east side, 180 ft. north of Newport avenue (Block 722, Lot 52), Belle Harbor, Borough of Queens, was granted by the Board May 25, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended June 1, 1949 and June 13, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 25, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved by the Department of Housing and Buildings that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. 2611-47)."

311-48-BZ

APPLICANT—Lama, Proskauer and Prober, for 1000 Flatbush Avenue Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, C area district, the extension of existing business building (stores) into residence use district, with an exit leading to street through residence use district, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—1000-1002 Flatbush avenue, west side, 122 ft. north of Regent place and 319-323 East 21st street, east side, 129 ft. north of Regent place, (Block 5125, Lots 18 and 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (311-48-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in residence and business use, C area district, the extension to existing business building (stores) into the residence use district, with an exit leading to street through residence use district, using more than the permitted area and without required rear yard: affecting premises 1000 to 1002 Flatbush avenue, west side, 122 feet north of Regent place and 319-323 East 21st street, east side, 129 feet north of Regent place (Block 5125, Lots 18 and 38), Borough of Brooklyn, was granted by the Board June 22, 1948, on certain conditions; and

WHEREAS, the resolution was amended December 14, 1948; and

WHEREAS, time to obtain permits and complete the work was extended June 21, 1949; and June 13, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 22, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. 4847/48)."

1012-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Roy and Mary Wallace, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (de-

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cision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a retail use district, the enlargement of existing building on gasoline service station, lubritorium, motor vehicle repair shop, garage for more than five motor vehicles, auto laundry, office and sales and the parking of more than five motor vehicles.

PREMISES AFFECTED—164-01 to 164-07 Union turnpike and 78-31 to 78-41 164th street, northeast corner (Block 6972, Lots 29 and 31), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1012-48-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a retail use district, the enlargement of an existing building on a gasoline service station and auto laundry, to be used as gasoline service station, lubritorium, motor vehicle repair shop, garage for more than five motor vehicles, auto laundry, office and sales, and the parking of more than five motor vehicles, affecting premises 164-01 to 164-07 Union turnpike and 78-31 to 78-41 164th street, northeast corner (Block 6972, Lots 29 and 31), Flushing, Borough of Queens, was granted by the Board April 5, 1949, on certain conditions; and

WHEREAS, the resolution was amended June 14, 1949; and

WHEREAS, time to obtain permits and complete the work was extended June 13, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 14, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. Applic. 2506-48)."

170-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Chevra Bikur Cholem Ansche Luibeschow of Brownsville, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing building (cellar in height), using more than the area permitted.

PREMISES AFFECTED—76-80 East 95th street, west side, 90 ft. north of Rutland road (Block 4597, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (170-50-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in residence and business use, C area districts, the extension of an existing building (cellar in height) using more than the area permitted, affecting premises 76 to 80 East 95th street, west side, 90 ft. north of Rutland road (Block 4597, Lot 41), Borough of Brooklyn was granted by the Board, June 27, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standard and Appeals does hereby *amend* the resolution adopted on June 27, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. Applic. 432-50)."

248-50-BZ

APPLICANT—Lama, Proskauer and Prober, for I. and B. Bloom Bros. Realty Co., Inc., owner (Waldman Bros., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building on the first floor using more than the area permitted.

PREMISES AFFECTED—1551 Pitkin avenue, north side, 20 ft. east of Strauss street (Block 3494, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (248-50-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to an existing building on the first floor, using more than the area permitted, affecting premises 1551 Pitkin avenue, north side, 20 feet east of Strauss street (Block 3494, Lot 37), Borough of Brooklyn was granted by the Board, June 20, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 20, 1950 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that the plans for construction have been approved by the Department of Housing and Buildings and that all permits have been obtained and all work is substantially completed that all work shall be completed and a new certificate of occupancy obtained within three (3) months from the date of this *amended* resolution (Alt. Applic. 267-50)."

(The remaining minutes of the meeting of Tuesday afternoon, June 26, 1951, will be printed in the Bulletin of July 10, 1951).

PUBLIC HEARING

PROPOSED AMENDMENTS OF OIL BURNER RULES.

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Friday, July 13, 1951, at 2:30 P.M. in Room 1013, Municipal Building, on Proposed Amendments of Oil Burner Rules.

Matter in *italics* is new; matter in brackets [] old matter to be omitted.

OIL BURNER RULES (217-21-SR)

RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

Adopted by the Board of Standards and Appeals June 15, 1934, Aended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, and June 15, 1948, effective July 12, 1948.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932).

Authority: Section 666, paragraph 2 of the New York City Charter and C19-57.0 Administrative Code.

Rule 2. Definitions.

2.5 COMMERCIAL INSTALLATIONS: Oil burner installations in buildings, other than dwellings when used for heating and/or generation of power for use on premises.

Rule 3. Oil Permitted.

3.1 Oil permitted under these rules shall be any hydrocarbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in Commercial Standard CS12-38 U. S. Department of Commerce, and shall have a flash-point not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester (American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

{ Range Oil
{ No. 1 Fuel Oil
No. 2 " "
[No. 3 " "]
No. 4 " "
No. 5 " "
No. 6 " "

3.2 The use of crankcase refuse oil as fuel oil is strictly prohibited.

Rule 5. Material and Construction of Tanks.

5.3 All Tanks Except Vertical Above-Ground Storage Tanks.

5.3.4 All buried storage tanks shall have a thorough coating on the outside of two coats of red lead protected by hot tar, asphaltum, or other equivalent rust-resisting material. [All such tanks shall be electrically grounded.] *All such tanks unless in direct contact by shell or piping with the ground shall be electrically grounded.*

5.4 Vertical Storage Tanks Over 1,000 Gallons Capacity Located Outside of Building Above Ground.

5.4.3 Roof plates shall have single lap riveted or welded watertight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted or welded seams. Shell plate seams shall be designed with proper efficiency to meet requirements of above formulas for shell plates.

Rule 7. Piping.

7.2 Relief Valves.

7.2.2 Oil preheaters shall be of approved type and provided with a relief valve to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler, and shall be so designed that in the event of oil leakage within the preheater, the oil shall be prevented by an approved method from entering the water or steam circulation system.

Rule 10. Permits, Plant, Inspection and Tests of Storage Tanks and Piping.

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

[10.3.1 Storage tanks of approved type and not exceeding two hundred and seventy-five (275) gallons' capacity and all piping for oil connected thereto shall show no leakage when tank and all piping for oil is completely filled with oil when subjected to a test of 10 pounds per square inch for a period of ten (10) minutes in installations in multiple dwellings, places of public assembly and amusement, except that no tests shall be required for installations in occupancies not specifically mentioned herein.]

10.3.1 All fuel oil storage tanks and piping installed as required by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and to the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation.

A sworn statement by the installer in proper affidavit form attesting to such installation and test shall be filed with the Fire Commissioner, and a copy thereof be posted in the boiler room.

The submission of such an affidavit or posting of a copy thereof, where the installation does not conform to the requirements of the Oil Burner Rules, and the required test has not been properly carried out shall in addition to subjecting the installer to criminal liability for false swearing, be cause for the revocation of the Certificate of License to install oil-burning equipment issued by the Fire Commissioner, and may also subject the installer to a fine of not more than five hundred dollars, or by imprisonment for not exceeding six months, or both.

10.3.2 Storage tanks of more than two hundred and seventy-five (275) gallons' capacity and all piping for oil connected thereto shall show no change in a shape, rupture or leakage when subjected to a hydrostatic test with water or oil as follows:

10.3.2.1 Oval, or round, rectangular and specially shaped storage tanks and piping connected thereto twenty-five (25) pounds per square inch.

PERIODICAL DIVISION,
UNIVERSITY OF ILLINOIS LIBRARY,
URBANA, ILL.

PUBLIC HEARING

10.3.2.2 Cylindrical storage tanks and piping connected thereto, fifty (50) pounds per square inch.

Pressure shall be applied for a period of thirty minutes. When oil is used there shall be no fire or flame in the room or rooms in which the test is being conducted. [All tests shall be conducted in the presence of a representative of the Fire Commissioner.] The contractor shall furnish all necessary equipment for conducting tests. Such test may be made with oil in freezing weather for tanks located outside of building.

10.3.3 Defective tanks, if repaired by welding, shall have all oil removed and shall be purged of all explosive gases or vapors.

10.3.4 The anti-syphon devices, where used as provided for in these rules, shall be approved devices.

10.3.5 All piping conveying oil from a transfer pump to a burner subjected to a pressure in excess of 50 lbs. per sq. inch shall be tested for a pressure of $1\frac{1}{2}$ times the working pressure.

Rule 12. Ventilation.

12.1 No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range

or stove be connected to [with a separate flue in] a legal chimney, complying with Article 11 of the Administrative Building Code except that in high pressure mercantile and industrial plants several units may be connected to a boiler room stack.

Rule 14. Fire Protection.

14.5 The floor beneath boiler or furnace and within [five (5) feet] *two (2) feet* in all directions shall be [of] *protected* by fireproof construction *or a protection consisting of a $\frac{1}{8}$ th inch steel plate covered with $\frac{1}{2}$ inch sheet asbestos and 4 inches of terra cotta.* Suspended furnaces shall comply with the requirements of Rule 14.2.

Rule 15. Instruction Cards and Certificate of Fitness.

15.2 Every heating system in which the oil is preheated or systems [not fully automatic when operating,] *manually operated* shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

AUG 3 1951

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 28

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
CHIEF PETER LOFTUS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

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All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to July 3, 1951

Cal. No. Dept. Premises Affected
456-51-A—H.B.B.—5908-5924 13th avenue and 1273-1283 60th street, northwest corner (Block 5711, Lot 40), Borough of Brooklyn, Alt. 1285-51.

457-51-BZ—H.B.Bx.—350-360 East 170th street, southeast corner of Teller avenue (Block 2782, Lot 101, formerly 101, 102 and 103), Borough of The Bronx, Alt. 286-51.

458-51-A—F.D.—200-210 Brighton 15th street, west side, 155.64 ft. south of Brighton Beach avenue (Building No. 1); (Block 7516, Lot 475); 1511-1521 Brightwater avenue, northeast corner of Brighton 15th street (Building No. 2); 211 Brighton 15th street, northeast corner of Brightwater avenue (Building No. 3); (Block 7516, Lot 410 and 420), Borough of Brooklyn, Decision.

459-51-A—H.B.Q.—1242-1252 Central avenue, and 1301 Minton street (Hude street), northwest corner (Block 20, Lot 24), Far Rockaway, Borough of Queens, Alt. 653-51.

460-51-BZ—H.B.Bx.—East 162nd street and Park avenue, northwest corner and East 162nd street and Teller avenue, northeast corner (Block 2422, Lot 59), Borough of The Bronx, N.B. 605-51.

461-51-A—H.B.Q.—127-08 to 127-18 Merrick boulevard, west side, 65.31 ft. south of 127th avenue (Block 12528, Lot 105), Springfield Gardens, Borough of Queens, Alt. 261-47.

462-51-BZ—H.B.M.—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan, Alt. 415-51.

463-51-A—H.B.M.—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan, Alt. 415-51.

464-51-A—H.B.Bx.—1560-1562 Boone avenue, east side, 150 ft. south of East 173rd street and 1565 West Farms road (1st floor); (Block 3014, Lot 15 formerly Lot 17), Borough of The Bronx, B.N. 693-51.

465-51-A—H.B.B.—4902-4924 2nd avenue, west side, from 49th to 50th streets, 102-170 49th street and 111-169 50th street (Block 780, Lot 1), Borough of Brooklyn, Misc. (gasoline) 1082-51.

Restored to Docket

27-40-BZ—Vol. II—H.B.Q.—144-25 North Conduit avenue, north side, 215 ft. west of 135th avenue and 144-40 135th avenue (Block 12099 (formerly 2873), Lot 18), South Ozone, Borough of Queens, Amendment to N.B. 4286-47.

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JULY 10, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 10, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

927-22-BZ—Reopened November 14, 1950 as Volume IV—Application, October 30, 1950, under section 7h of the zoning resolution of O'Connell and McInerney, applicant, on behalf of Rogers Place Corp., owner (Topicana Club, lessee), to permit in the residence use portion of a lot located in a residence and business use district, the parking and storage of motor vehicles; premises 915 Westchester avenue, west side, 100 ft. north of Rogers place (Block 2698, part of lot 79), Borough of The Bronx.

59-51-BZ—Application, January 24, 1951, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Ken Isle, Inc., owner, to permit in a residence use district, the erection and maintenance of a gasoline selling station, lubricatorium, car washing, motor vehicle repairs, sale of accessories and office; premises 18-01 to 18-09 Francis boulevard and 159-02 to 159-06 18th avenue, southeast corner and 18-02 to 18-10 160th street (Block 4748, Lot 35), White-stone, Borough of Queens.

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105-51-BZ—Application, February 15, 1951, under section 7h of the zoning resolution, of Jacob Lubroth and Son, applicants, on behalf of Sarah Maurer, owners, to permit in a residence use district, the parking and storage of motor vehicles for a term of five years; premises 2948-2950 West 30th street, west side, 380 ft. south of Mermaid avenue (Block 7050, Lot 28), Borough of Brooklyn.

189-51-BZ—Application, March 12, 1951, under sections 7e, 7h and 7i of the zoning resolution of Maxfield Blaufeux, applicant, on behalf of Empire Chevrolet, Inc., owner, to permit in a business use district, the change in occupancy from auto-showroom, dead storage and office, to auto-showroom, motor vehicle repair shop and office, parking of customers cars, sale and display of more than five cars, and storage of more than five motor vehicles on open portion of lot; and to permit signs above roof; premises 1-19 Remsen avenue and 944-954 East New York avenue, southeast corner (Block 4593, Lot 110), Borough of Brooklyn.

190-51-A—1-19 Remsen avenue and 944-954 East New York avenue, southeast corner (1st floor); (Block 4593, Lot 110), Borough of Brooklyn.

218-51-BZ—Application, March 27, 1951, under section 7h of the zoning resolution, of Seymour M. Litman, applicant, on behalf of Alex Litman, owner, to permit in a residence use district, the parking and storage of motor vehicles; premises 53-01 to 53-07 Edgemere avenue and 191 to 199 Beach 53rd street, southwest corner (Block 343, Lot 31), Edgemere, Borough of Queens.

280-51-BZ—Application, April 5, 1951, under sections 7e, 7f, 7i and 7h, of the zoning resolution of Joseph B. Klein, applicant, on behalf of Holldale Property Corp., owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, sale of auto accessories, motor vehicle repairs, and office, and the parking of more than five motor vehicles waiting to be serviced; and to permit the erection and maintenance of seventy-one car garages; premises 2030 Bronxdale avenue, northwest corner of Antin place (Block 4285, Lot 1), Borough of The Bronx.

327-51-BZ—Application, May 8, 1951, under section 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Larrybette Corp., owner, to permit in a residence use district, the parking and storage of motor vehicles; premises 2798-2826 East 29th street, west side, 79 ft. 6 $\frac{7}{8}$ in. north of Emmons avenue (Block 7501, Lot 49), Borough of Brooklyn.

118-48-BZ—Reopened May 22, 1951 as Volume II—Application, April 13, 1951, under sections 7f, 7i and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Mareve Realty Corp., owner, to permit in a business use, C area district, the erection and maintenance of a building to be used as a machine shop, locker room, auto parts storage and sales, radiator repairs, auto repairs, loading and unloading platform, and the storage of more than five motor vehicles; without the required rear yard; and to permit the existing sale and display of more than five motor vehicles on unbuilt upon portion of lot; premises 150-11 to 150-29 Hillside avenue, north side, 110 ft. east of 150th street (Block 9706, Lots 88, 90, 92, 94 and 98), Jamaica, Borough of Queens.

618-45-BZ—Reopened May 22, 1951 for consideration as to extension of term of variance—re Application of Hayes, Nottingham, Appell and Combs, applicants, on behalf of Charlotte H. Appell, owner, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from club, bowling alleys, banquet hall and dwelling to retail stores, offices and dwelling; premises 448 West 51st street, south side, 243 ft. 9 in. east of 10th avenue (Block 1060, Lot 154), Borough of Manhattan.

100-51-BZ—Application, February 9, 1951, under sections 7f, 7i and 7h of the zoning resolution of Kitzler and Nurick, applicants, on behalf of Minna S. Schwartz and Simon Rappaport, owners, to permit in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs and office, and to permit the parking of motor vehicles waiting to be serviced, for a term of fifteen years; premises 7502-7516 New Utrecht avenue and 1624-1630 Bay Ridge parkway, southwest corner (Block 6225, part of Lot 17), Borough of Brooklyn.

599-31-BZ—Reopened October 3, 1950 as Volume III—Application, September 11, 1950, under sections 7c and 21 of the zoning resolution of Jacob J. Gloster, applicant, on behalf of Ideal Cleaners and Dyers, Inc., owner, to permit in the residence use portion of a plot located in a business and residence use, B area district, the extension of a building to be used for shipping and storage of dry cleaning plant, using more than the area permitted; premises 99 Kosciusko street, north side, 100 ft. east of Nostrand avenue and 237-239 Nostrand avenue, (Block 1779, Lots 91, 2 and 3), Borough of Brooklyn.

193-51-BZ—Application, March 16, 1951, under sections 7i and 7h of the zoning resolution of Lama, Proskauer and Prober, applicant, on behalf of Shore Drive Motors Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used as an auto showroom, servicing and motor vehicle repairs, lubrication, wheel-alignment, brake testing, storage of auto parts and parts department and office; and to permit the existing parking and storage and the sale and display of more than five new and used cars on the unbuilt upon portion of plot; premises 6201-6223 3rd avenue and 302-312 62nd street, southeast corner and 301-311 63rd street (Block 5799, Lots 1, 5 and 8), Borough of Brooklyn.

183-51-A—222-15 99th avenue (also known as 222-18 98th avenue, n. s. middle buildings), 100 ft. 6 in. east of 222nd street (Block 10806—formerly 1736, Lot 6), Queens Village, Borough of Queens.

297-51-A—Transportation of propane in tank truck in New York City (capacity of tanks not in conformity with fire department specifications).

62-51-A—98-02 to 98-22 222nd street and 222-01 to 222-45 99th avenue, northeast corner and 222-02 to 222-44 98th avenue (Block 10806, Lots 1 and 6), Queens Village, Borough of Queens.

437-43-BZ—Reopened October 24, 1950 as Volume II—Application, April 12, 1951, under sections 7c and 21 of the zoning resolution, of Albert E. Wheeler, applicant, on behalf of Dorothy White, owner, to permit in a residence use district, the change in occupancy from factory for a term of years, (previously granted by the Board for ten years—expires October 5, 1953) to factory without limitation to a term of years; premises 421-429 West 54th street, north side, 300 ft. west of 9th avenue (Block 1064, Lots 16-18 inclusive), Borough of Manhattan.

417-50-BZ—Reopened February 6, 1951 as Volume II—Application, January 22, 1951, under section 7c of the zoning resolution, of Francis Seaman, applicant, on behalf of Rebann Laundry Corp., owner, to permit in a residence and manufacturing use district, the extension to existing wet wash laundry; premises 32-79 47th street, east side, 68.96 ft. north of 34th avenue (Block 723, Lots 8 and 83), Long Island City, Borough of Queens.

784-50-BZ—Reopened May 22, 1951 as Volume II—Application, April 12, 1951, under section 21 of the zoning resolution of Lama, Proskauer and Prober, applicant, on behalf of George E. Kriegler, owner, to permit in a business use, C area district, the extension to existing building at rear, using more than the area permitted;

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premises 1583 Pitkin avenue, north side, 80 ft. east of Herzl street (Block 3495, Lot 37), Borough of Brooklyn.

107-51-BZ—Application, February 16, 1951, under section 21 of the zoning resolution, of Eli B. Rabineau and Sam J. Glaberson, applicants, on behalf of Dr. Abram Sohmer, owner, to permit in a business use, E1 area district, the extension to existing one family dwelling and physician's office nearer to street line than is permitted; premises 87-02 144th street, southwest corner of 87th avenue (Block 9701, Lot 6), Jamaica, Borough of Queens.

149-51-BZ—Application, March 2, 1951, under section 21 of the zoning resolution, of Ferdinand Savignano, applicant, on behalf of Seymour Shevack, owner, to permit in a business use, C area district, the erection of a structure to combine the existing front and rear buildings using more than the area permitted; premises 8672 18th avenue, west side, 100 ft. north of Benson avenue (Block 6368, Lot 58), Borough of Brooklyn.

154-51-BZ—Application, March 5, 1951, under section 7c of the zoning resolution, of Max Wechsler, applicant, on behalf of Enchest Corporation, owner, to permit in a residence and business use district, the change in occupancy from theatre and stores to factory and stores; premises 860-876 Westchester avenue, southeast corner of Hewitt place and 851-859 East 161st street (Block 2689, Lot 11), Borough of The Bronx.

215-51-BZ—Application, March 29, 1951, under sections 7c, 7e and 21 of the zoning resolution, of Vito P. Battista, applicant, on behalf of Murray Roth, owner (Joseph Ragusa, lessee); to permit in a residence and unrestricted use district, the maintenance of an auto-wrecking yard, with the entrance through residence portion of lot; premises 78-09 57th avenue, north side, 54.34 ft. west of 79th street (Block 2805, Lot 89), Elmhurst, Borough of Queens.

216-51-A—78-09 57th avenue, north side, 54.34 ft. west of 79th street (Block 2805, Lot 89), Elmhurst, Borough of Queens; (under section 35 of the General City Law re bed of mapped street—79th street).

242-51-BZ—Application, April 5, 1951, under sections 7c and 7e of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Elsie Wolosoff, owner, to permit in a manufacturing use district, the erection and maintenance of a building with a lumber yard on unbuilt upon portion of lot; premises 68-90 to 68-96 Austin street, southwest corner of 69th avenue (Stafford avenue); (Block 3234, Lot 45), Forest Hills, Borough of Queens.

378-51-BZ—Application, May 29, 1951, under sections 7c and 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Joseph Slifka and Aaron Simon, owners (Parking Associates Corp., lessee), to permit in a retail and restricted retail use district, the parking and storage of more than five motor vehicles; premises 29-37 East 51st street and 477 Madison avenue, northeast corner (Block 1287, Lots 21, 22, 23, 24 and 25), Borough of Manhattan.

932-50-A—440 (rear) Kent avenue, west side, 240 ft. south of South 8th street (Block 2134, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 10, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 10, 1951, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

257-39-SM—Vol. II—USG Metal Lath and Lathing Accessories; (reopened March 1, 1949 re amendment of

resolution as to additional U.S.G. Metal Lath and Accessories and Change of Name from United States Gypsum Red Top Metal Lath and Accessories to U.S.G. Metal Lath and Accessories).

179-51-SA—Unelco Open Circuit Protection.

115-51-SA—Pentwater Whirl-A-Jet Fuel Oil Lift Pumps—Models A and C.

233-51-SM—Kohnke's No-Bolt Coupler (Clamp for Pipe Scaffold).

694-50-SA—Alco Fuel Oil Preheater (Fixed Tube Sheet Design).

470-49-SM—Elevator Hoistway Doors and Entrances—Swinging and Single Slide Two Speed and Center Opening; (reopened October 24, 1950 re amendment to resolution as to minor construction details).

503-49-SM—Dextone Mo-Sai and Polished Dextolite.

502-49-SM—Dextone (Building Trim Similar to Limestone).

684-44-SM—Tiger Pressure Hydrated Finish Lime.

886-49-SA—Vol. II—Modification as to Safety Control System Paracoil Type EI Fuel Oil Preheater.

20-50-SM—Flintkote Stalwart Sheathing 4 x 8½" thickness, 4 x 8 25/32" thickness, 2 x 8 25/32" thickness re amendment of Resolution as to Asphalt Coating on ½" Flintkote Stalwart Sheathing.

231-50-SM—SK Insulrock Non-Load Bearing Partition.

778-49-SM—Orangeburg Pipe (for house sewer connections).

793-50-SA—Orr and Sembower Powermaster Oil Preheater, Model 3.

367-49-SA—Armstrong Oil Burner, D-2, D-1 and D1-2; (reopened February 20, 1951 re amendment of resolution to include additional models of Oil Burner (Model D-2)).

745-49-SA—Armstrong Vaporizing Oil Furnace, Model 8501-L6-72.

335-51-SA—Montgomery Oil Buffer—Model P-1852-2.

852-49-SA—Smith-Mills, Series OCU-Boiler Burner Unit; (reopened June 5, 1951 re amendment of resolution to include additional models).

639-49-SA—Armstrong (Gas-Fired) Gravity Steel Furnace—Models 5001-G2-70, 5001-G2-105 and 5001-G2-140.

333-39-SM—Vol. II—Double V Cinder Block (cinder concrete construction—various sizes); reopened March 6, 1951 re amendment to resolution to include additional sizes of cinder blocks.

629-49-SA—Stewart Beverage Dispenser—Model S-500-C.

640-49-SA—Armstrong Gas Fired Forced Air Winter Air Conditioning Unit—Models 5001-G5-70, 5001-G5-105, 5001-G5-140, 5001-G6-70 and 5001-G6-105.

156-51-A—4805 8th avenue, east side, 40 ft. 2½ in. south of 48th street (1st floor); (Block 778, Lot 8), Borough of Brooklyn.

129-51-A—555 Fulton street, north side, 83 ft. east of Bond street and 557 Fulton street, north side, 103 ft. east of Bond street (Block 2093, Lots 30 and 31), Borough of Brooklyn.

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19-51-A—82-73 Parsons boulevard, southeast corner of 82nd drive (Block 6859, Lot 14), Jamaica, Borough of Queens.

227-51-A—1400-1420 Metropolitan avenue, northeast corner of Parkchester road (basement); (Block 3938; Lot 1), Borough of The Bronx.

85-51-A—438-444 West 19th street, south side, 225 ft. east of 10th avenue (Block 716, Lot 57), Borough of Manhattan.

434-51-A—Ferris street, north side, from Wolcott to Coffey streets (Blocks 573 and 595A, Lot 1), Borough of Brooklyn.

333-51-A—1841-1851 Fulton street, north side, block bounded by Patchen avenue, Bainbridge street, Ralph avenue and McDougal street, 311-329 Patchen avenue, 322-324 Bainbridge street and 250, 254, 272 to 280 Ralph avenue (buildings 5, 6, 7 and 8); (Block 1688, Lot 1), Borough of Brooklyn; (under section 36 of the General City Law re buildings not fronting on legal streets).

106-51-A—1562 Atlantic avenue, south side, 215 ft. west of Albany avenue (Block 1204, Lot 27), Borough of Brooklyn.

130-51-A—348 West 42nd street, north side, 175 ft. east of 9th avenue (2nd floor); (Block 1032, Lot 57), Borough of Manhattan.

359-51-A—27-31 Bleecker street, north side, 75 ft. east of Shinbone alley (Block 529, Lot 55), Borough of Manhattan.

448-51-A—924-926 Broadway, east side, 22 ft. 5 in. north of East 21st street (2nd, 3rd and 4th floors); (Block 850, Lots 14 and 15), Borough of Manhattan.

449-51-A—157-05 20th road and 20-33 Clintonville street, northeast corner (Block 4750, Lot 1); 157-11 20th road, north side, 65-81 ft. east of Clintonville street (Block 4750, Lot 80); 157-55 20th road, north side, 81 ft. west of Willets Point boulevard (Block 4750, Lot 57); 157-59 20th road, north side, 40.5 ft. west of Willets Point boulevard (Block 4750, Lot 55); 157-63 20th road and 158-43 Willets Point boulevard, northwest corner (Block 4750, Lot 53), Whitestone, Borough of Queens.

383-51-A—2505 Grand avenue, northwest corner of West 190th street (Block 3214, Lot 60), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JULY 13, 1951, 2:30 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday afternoon, July 13, 1951, at 2:30 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

217-21-SR—Proposed Amendments of the Oil Burner Rules, adoption of.

HARRIS H. MURDOCK, *Chairman.*

JULY 17, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 17, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

385-50-BZ—Application, June 1, 1950, under section 7c of the zoning resolution of Imre Chairman, applicant, on behalf of Czechoslovak Auditorium, Inc., owner, to per-

mit in a residence use district, the change in occupancy from club, bar and grille in cellar, to public restaurant, office and assembly hall on 1st floor to theatre and hall; mezzanine to be used in conjunction with proposed 1st floor use; committee rooms, dining room and kitchen on 2nd floor to public restaurants; apartment and billiard room on 3rd floor—no change; premises 347 East 72nd street, north side, 194 ft. west of First avenue (Block 1447, Lot 18), Borough of Manhattan.

503-50-BZ—Reopened April 3, 1951 as Volume II—Application, May 24, 1951, under section 21 of the zoning resolution of Henry C. Brucker, applicant, on behalf of Casper Livoti, owner, to permit in a business use, D area district, the erection and maintenance of a building (stores), using more than the area permitted; premises 62-29 Flushing avenue, north side, 190 ft. west of Grand avenue (Block 2713, Lot 34), Maspeth, Borough of Queens.

97-51-BZ—Application, February 8, 1951, under section 7e of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Jamaica Water Supply Co., owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and office for a term of fifteen years; premises 114-11 to 114-19 Atlantic avenue and 91-52 to 91-60 115th street, northwest corner (Block 9324, Lots 30 and 31), Richmond Hill, Borough of Queens.

151-51-BZ—Application, March 2, 1951, under sections 7e and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Mollie Okun, owner, to permit in a residence use, C area district, the conversion of two garages to one store, with entrance on East 16th street only, using more than the area permitted, for a term of years; premises 1601-1603 Quentin road, northeast corner of East 16th street (Block 6779, Lots 50 and 51), Borough of Brooklyn.

152-51-A—Application (decision of the borough superintendent) filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of sections 28 and 245 of the Multiple Dwelling Law re required open spaces; premises 1601-1603 Quentin road, northeast corner of East 16th street (1st floor); (Block 6779, Lots 50 and 51), Borough of Brooklyn.

273-51-BZ—Application, April 17, 1951, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Morris Barocas, owner, to permit in a business use, C area district, the erection and maintenance of a building (stores) using more than the area permitted; premises 5211-5223 Avenue D and 698 East 53rd street, northwest corner (Block 4773, Lots 41 and 43), Borough of Brooklyn.

854-50-BZ—Application, November 14, 1950, under sections 7f and 7i of the zoning resolution, of Henry George Greene, applicant, on behalf of 444 10th Avenue Corp., owner, to permit in a retail use district, the change in occupancy of first floor from sale and recapping of tires, auto supplies and the parking of customers cars to a gasoline service station, lubritorium, motor vehicle repairs, sale of tires and auto supplies; premises 444-446 10th avenue, southeast corner of West 35th street (Block 732, Lot 70), Borough of Manhattan.

855-50-A—444-446 10th avenue, southeast corner of West 35th street (Block 732, Lot 70), Borough of Manhattan.

343-51-BZ—Application, May 17, 1951, under sections 21 and 19-B of the zoning resolution, of Loshen and Lazarus, applicants, on behalf of Norqueen Realty Corporation, owner, to permit in a residence use, F and G area district, more than one building on a lot by the erection and maintenance of a two story garden apartment development not in conformity with the area dis-

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strict requirements of the zoning resolution as to side and rear yards and set-backs in the F area district, and the erection of dwellings for more than one family and as to rear and side yards and set-backs in the G area district; and with parking and garage space as calculated for the development as a unit instead of individual buildings; premises 56-08 to 56-28, 57-02 to 57-04, 57-10 to 57-60 and 57-64 to 57-66 244th street, 242-05 to 242-19 and 242-31 to 242-73 61st avenue and 56-03 to 56-33 Douglas parkway; 242-06 to 242-28, 242-36 to 242-58 and 242-66 to 242-68 Horace Harding boulevard (Block 8276, Lot 2); 244-02 to 244-16, 244-24 to 244-48, 246-02 to 246-28 and 246-32 to 246-46 57th drive; 244-01 to 244-03 and 244-09 to 244-35 61st avenue and 57-31 to 57-65 244th street (Block 8276, Lot 10); 244-07 to 244-25, 246-59 to 246-61, 246-65 to 246-71 and 246-75 to 246-77 57th drive; 245-03 to 245-15 61st avenue; 57-01 to 57-03, 57-07 to 57-31, 57-35 to 57-61, 57-65 to 57-83, 57-87 to 57-89, 58-01 to 58-45, 58-49 to 58-63 and 58-67 to 58-69 246th crescent; 244-08 to 244-10 and 244-20 to 244-42 Horace Harding boulevard; 56-07 to 56-25 244th street (Block 8276, Lot 20); 246-11 to 246-43 57th drive; 57-02 to 57-04, 57-10 to 57-26, 57-30 to 57-62, 57-66 to 57-86, 58-40 to 58-64 and 58-68 to 58-70 246th crescent (Block 8276, Lot 30); 245-02 to 245-04 and 245-14 to 245-40 61st avenue; 245-01 to 245-89 62nd avenue; 61-05 to 61-21 245th place (Block 245-17, 245-39 to 245-45, 245-49 to 245-71 and 245-76 to 8305, Lot 10); 244-90 to 244-98 61st avenue; 245-02 to 246-16 62nd avenue; 61-06 to 61-28 245th place (Block 8306, Lot 4), Douglaston, Borough of Queens.

344-51-A—Appeal from a decision of the borough superintendent (under section 35 of the General City Law re bed of mapped streets and section 36 of the General City Law re buildings not fronting on legal streets); premises 56-08 to 56-28, 57-02 to 57-04, 57-10 to 57-60 and 57-64 to 57-66 244th street, 242-05 to 242-19 and 242-31 to 242-73 61st avenue and 56-03 to 56-33 Douglas parkway; 242-06 to 242-28, 242-36 to 242-58 and 242-66 to 242-68 Horace Harding boulevard (Block 8276, Lot 2); 244-02 to 244-16, 244-24 to 244-48, 246-02 to 246-28 and 246-32 to 246-46 57th drive; 244-01 to 244-03 and 244-09 to 244-35 61st avenue and 57-31 to 57-65 244th street (Block 8276, Lot 10); 244-07 to 244-25, 246-59 to 246-61, 246-65 to 246-71 and 246-75 to 246-77 57th drive; 245-03 to 245-15 61st avenue; 57-01 to 57-03, 57-07 to 57-31, 57-35 to 57-61, 57-65 to 57-83, 57-87 to 57-89, 58-01 to 58-45, 58-49 to 58-63 and 58-67 to 58-69 246th crescent; 244-08 to 244-10 and 244-20 to 244-42 Horace Harding boulevard; 56-07 to 56-25 244th street (Block 8276, Lot 20); 246-11 to 246-43 57th drive; 57-02 to 57-04, 57-10 to 57-26, 57-30 to 57-62, 57-66 to 57-86, 58-40 to 58-64 and 58-68 to 58-70 246th crescent (Block 8276, Lot 30); 245-02 to 245-04 and 245-14 to 245-40 61st avenue; 245-01 to 245-17, 245-39 to 245-45, 245-49 to 245-71 and 245-76 to 245-89 62nd avenue; 61-05 to 61-21 245th place (Block 8305, Lot 10); 244-90 to 244-98 61st avenue; 245-02 to 246-16 62nd avenue; 61-06 to 61-28 245th place (Block 8306, Lot 4), Douglaston, Borough of Queens.

317-51-BZ—Application, May 3, 1951, under sections 21, 19-B and 7e, of the zoning resolution, of Loshen and Lazarus, applicants, on behalf of Pracon Realty Corp., owner, to permit in a residence use, E and F area district, more than one building on a lot by the erection of a two-story garden apartment development not in conformity with the area district requirements of the zoning resolution, as to side and rear yards, and set-backs; and with parking and garage spaces as calculated for the development as a unit instead of individual buildings; premises 251-02 to 251-04, 251-08 to 251-26, 252-02 to 252-04, 252-08 to 252-34 and 253-02 to 253-04 58th avenue; 251-01 to 251-23, 252-01 to 252-03, 252-09 to 252-25, 252-27 to 252-49, 252-51 to 252-63 and 253-01 to 253-03 60th avenue; 58-03 to 58-15, 58-19 to 58-33 and 58-37 to 58-51 251st street (Block 8349, Lot 36); 249-04 to 249-38 and 249-42 to 249-54 57th avenue; 249-23 to

249-57 and 249-61 to 249-63 60th avenue; 58-02 to 58-20, 58-22 to 58-32 and 58-34 to 58-52 251st street; 57-01 to 57-03, 57-06 to 57-21, 57-23 to 57-33, 57-35 to 57-49 and 57-53 to 57-55 Marathon parkway (Block 8337, Lot 1); 249-04 to 249-06, 249-10 to 249-28, 249-30 to 249-40, 249-32 to 249-60 and 249-64 to 249-66 60th avenue; 249-01 to 249-03, 249-05 to 249-39 and 249-43 to 249-45 61st avenue; 60-06 to 60-12, 60-16 to 60-36 and 60-54 to 60-60 251st street; 60-01 to 60-03, 60-09 to 60-35 and 60-39 to 60-41 Marathon parkway (Block 8353, Lot 1); 251-02 to 251-20, 252-02 to 252-04, 252-08 to 252-26, 252-28 to 252-38, 252-40 to 252-54, 253-02 to 253-04, 253-08 to 253-22, 253-26 to 253-28, 253-32 to 253-42 and 254-04 to 254-06 60th avenue; 251-01 to 251-25, 251-27 to 251-45, 251-47 to 251-57, 251-59 to 251-77, 253-01 to 253-17, 253-21 to 253-23 and 253-27 to 253-41 61st avenue; 60-05 to 60-11, 60-15 to 60-33, 60-35 to 60-41, 60-31 to 60-69 and 60-43 to 60-61 251st street (Block 8358, Lot 1); 256-14 to 256-16 60th avenue; 255-15 to 255-37 61st avenue; 60-02 to 60-04, 60-08 to 60-22, 60-24 to 60-38, 60-40 to 60-54 and 60-58 to 60-60 Little Neck parkway; 60-62 to 60-12 256th street (Block 8359, Lot 6); 255-03 to 255-28 61st avenue; 61-03 to 61-05, 61-09 to 61-35 and 63-01 to 63-03 255th street; 61-02 to 61-04, 61-08 to 61-40 and 61-44 to 61-52 Little Neck parkway (Block 8367, Lot 2); 251-02 to 251-12, 251-14 to 251-24, 251-26 to 251-32, 251-34 to 251-64, 253-02 to 253-04 and 253-46 to 253-54 61st avenue; 252-01 to 252-37, 252-41 to 252-75 and 252-79 to 252-81 63rd avenue; 61-05 to 61-17 51st street; 61-04 to 61-34 255th street (Block 8363, Lot 1); 249-06 to 249-16, 249-20 to 249-38, 251-02 to 251-04 and 251-10 to 251-12 63rd avenue; 249-03 to 249-05 and 249-09 to 249-33 63rd drive; 63-02 to 63-20 252nd street and 63-05 to 63-27 Marathon parkway (Block 8373, Lot 2); 252-14 to 252-50 and 252-36 to 252-82 63rd avenue, 63-05 to 63-25 252nd street and 63-02 to 63-10 255th street (Block 8375, Lot 1), Douglaston, Borough of Queens.

318-51-A—Appeal from a decision of the borough superintendent and an application filed under section 35 of the General City Law re bed of mapped streets and section 36 of the General City Law re buildings not fronting on legal streets; premises 251-02 to 251-04, 251-08 to 251-26, 252-02 to 252-04, 252-08 to 252-34 and 253-02 to 253-04 58th avenue; 251-01 to 251-23, 252-01 to 252-03, 252-09 to 252-25, 252-27 to 252-49, 252-51 to 252-63 and 253-01 to 253-03 60th avenue; 58-03 to 58-15, 58-19 to 58-33 and 58-37 to 58-51 251st street (Block 8349, Lot 36); 249-04 to 249-38 and 249-42 to 249-54 57th avenue; 249-23 to 249-57 and 249-61 to 249-63 60th avenue; 58-02 to 58-20, 58-22 to 58-32 and 58-34 to 58-52 251st street; 57-01 to 57-03, 57-06 to 57-21, 57-23 to 57-33, 57-35 to 57-49 and 57-53 to 57-55 Marathon parkway (Block 8337, Lot 1); 249-04 to 249-06, 249-10 to 249-28, 249-30 to 249-40, 249-32 to 249-60 and 249-64, to 249-66 60th avenue; 249-01 to 249-03, 249-05 to 249-39 and 249-43 to 249-45 61st avenue; 60-06 to 60-12, 60-16 to 60-36 and 60-54 to 60-60 251st street; 60-01 to 60-03, 60-09 to 60-35 and 60-39 to 60-41 Marathon parkway (Block 8353, Lot 1); 251-02 to 251-20, 252-02 to 252-04, 252-08 to 252-26, 252-28 to 252-38, 252-40 to 252-54, 253-02 to 253-04, 253-08 to 253-22, 253-26 to 253-28, 253-32 to 253-42 and 254-04 to 254-06 60th avenue; 251-01 to 251-25, 251-27 to 251-45, 251-47 to 251-57, 251-59 to 251-77, 253-01 to 253-17, 253-21 to 253-23 and 253-27 to 253-41 61st avenue; 60-05 to 60-11, 60-15 to 60-33, 60-55 to 60-41, 60-31 to 60-69 and 60-43 to 60-61 251st street (Block 8358, Lot 1); 256-14 to 256-16 60th avenue; 255-15 to 255-37 61st avenue; 60-02 to 60-04, 60-08 to 60-22, 60-24 to 60-38, 60-40 to 60-54 and 60-58 to 60-60 Little Neck parkway; 60-62 to 60-12 256th street (Block 8359, Lot 6); 255-02 to 255-28 61st avenue; 61-03 to 61-05, 61-09 to 61-35 and 63-01 to 63-03 255th street; 61-02 to 61-04, 61-08 to 61-40 and 61-44 to 61-52 Little Neck parkway (Block 8367, Lot 2); 251-02 to 251-12, 251-14 to 251-24, 251-26 to 251-32, 251-34 to 251-64, 253-02 to 253-04 and 253-46 to 253-54 61st avenue;

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252-01 to 252-37, 252-41 to 252-75 and 252-79 to 252-81 63rd avenue; 61-05 to 61-17 251st street; 61-04 to 61-34 255th street (Block 8363, Lot 1); 249-06 to 249-16, 249-20 to 249-38, 251-02 to 251-04 and 251-10 to 251-12 63rd avenue; 249-03 to 249-05 and 249-09 to 249-33 63rd drive; 63-02 to 63-20 252nd street and 63-05 to 63-27 Marathon parkway (Block 8373, Lot 2); 252-14 to 252-50 and 252-36 to 252-82 63rd avenue, 63-05 to 63-25 252nd street and 63-02 to 63-10 255th street (Block 8375, Lot 1), Douglaston, Borough of Queens.

368-19-BZ—Reopened May 1, 1951 as Volume IV—Application, April 12, 1951, under sections 7f, 7i and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of 1935 Coney Island Avenue Realty Corporation, owner, to permit in a business use district, the erection and maintenance of an automobile showroom (new and used cars) and a gasoline service station, lubritorium, motor vehicle repairs, boiler room and office, with show windows and curb cuts more than the permitted distance from the intersection; premises 1935-1939 Coney Island avenue and 1101-1111 Avenue P, northeast corner (Block 6758, Lots 51 and 52), Borough of Brooklyn.

1236-27-BZ—Reopened, January 9, 1951 as Volume II—Application, December 20, 1950, under section 7f of the zoning resolution of Salvatore Spina, applicant, on behalf of Frank Skura, owner (Salvatore Spina and Ludwig Savarese, lessees), to permit in a business use district, the extension of existing gasoline service station, and the extension of existing building and the addition of two new 550 gallon diesel oil storage tanks and a new dispensing pump; premises 163-01 Cross Bay boulevard, (Woodhaven boulevard), southeast corner of 163rd avenue (Sheridan avenue); (Block 4046, Lots 63 and 64), Howard Beach, Borough of Queens.

901-50-BZ—Application, December 12, 1950, under section 7e of the zoning resolution, of Nathaniel C. Saxe, applicant, on behalf of Julius Singer, owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 485, 489 Beach 20th street, west side, 450 ft. south of New Haven avenue (Block 249, Lot 50), Far Rockaway, Borough of Queens.

627-26-BZ—Reopened May 22, 1951 as Volume III—Application, April 27, 1951, under section 21 of the zoning resolution of Siegel and Green, applicants, on behalf of 1910 Arthur Avenue Corp., owner, to permit in a residence use district, the change in occupancy on first floor from commercial use (banking) to offices, stores and restaurant; premises 1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx.

824-50-A—1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx. (Revocation of Certificate of Occupancy, N.B. 793-28).

835-47-BZ—Reopened May 2, 1950 as Volume II—Application, April 21, 1950, under sections 7i, 7e and 7A of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of E. Koepfel, Inc., owner, to permit in a residence and business use district, the parking of cars on roof of existing structure with a business driveway crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection; premises 162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

366-51-A—162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

176-50-BZ—Application, March 14, 1950, under section 7c of the zoning resolution, of Max Horn, applicant, on behalf of Frank Fenimore, owner, to permit in a residence and business use district, the extension of existing junk storage building; premises 106-01 to 106-15 154th street and 154-02 South road, southeast corner (Block 10122, Lot 1), Jamaica, Borough of Queens.

118-51-BZ—Application, February 26, 1951, under section 7e of the zoning resolution of Max Horn, applicant, on behalf of Oscar Mandel, owner, to permit in a residence use district, the erection of more than one building on the lot by the erection and maintenance of a commercial building (stores); premises 14-18 to 14-40 Mott avenue and 13-41 Greenport road, southeast corner (Block 78, Lot 2), Far Rockaway, Borough of Queens.

187-51-BZ—Application, March 8, 1951, under section 7f of the zoning resolution, of Ferdinand Savignano, applicant, on behalf of Dellwell Realty Corporation, owner, to permit in a business use district, the change in occupancy of existing five car business garage and hay and feed market to public garage; and the combination of this building with adjoining public garage (by removing fire wall); premises 5905-5923 16th avenue, northeast corner of 60th street (Block 5510, Lot 1), Borough of Brooklyn.

188-51-A—5905-5923 16th avenue, northeast corner of 60th street (Block 5510, Lot 1), Borough of Brooklyn.

209-51-BZ—Application, March 28, 1951, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Benjamin C. Nevin, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and storage, motor vehicle repairs and office; premises 146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.

217-51-BZ—Application, March 16, 1951, under section 7e of the zoning resolution of Siegel and Green, applicants, on behalf of A. F. & G. Realty Corp., owner (owner under contract Seymour Schneider and Morris Greenstein doing business as Kingston Motor Sales and Berl Berry Motors, Inc.), to permit in a residence use district, the maintenance of an outdoor sale and display of motor vehicles; premises Bruckner boulevard, north side, from Evergreen to Colgate avenues (Block 3711, Lot 1), Borough of The Bronx.

221-51-BZ—Application, March 1, 1951, under section 21 of the zoning resolution, of Ingram S. Carner, applicant, on behalf of Herman Weiner, owner, to permit in a business use, D area district, the erection and maintenance of a business building (store and offices) using more than the area permitted; premises 74-05 Metropolitan avenue, north side, 65.44 ft. east of 74th street (Block 3065, Lot 27), Middle Village, Borough of Queens.

222-51-A—74-05 Metropolitan avenue, north side, 65.44 ft. east of 74th street (Block 3065, Lot 27), Middle Village, Borough of Queens (under section 35 of the General City Law re bed of mapped street—Metropolitan avenue).

231-51-BZ—Application, April 3, 1951, under section 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Karl Thomas, owner, to permit in a business use C area district, the erection and maintenance of a building (store) using more than the area permitted; premises 3566 Jerome avenue, east side, 85.5 ft. north of East 212th street (Block 3329, Lot 48), Borough of The Bronx.

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241-51-BZ—Application, April 5, 1951, under sections 7h, 7A and 7e of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Salcoats Realty Corp., owner, to permit in a residence and business use district, the parking of patrons' motor vehicles, with a curb cut more than the permitted distance from the intersection; premises 39-02 to 39-20 Bell boulevard, southwest corner of 39th avenue (Block 6237, Lot 6), Bayside, Borough of Queens.

256-51-BZ—Application, April 11, 1951, under section 7h of the zoning resolution, of James E. Casale, applicant, on behalf of Hunts Point Oval, Inc., owner to permit in the residence use portion of a lot located in a residence, business and unrestricted use district, the parking and storage of motor vehicles for a term of years; premises 940-948 Southern boulevard and 1035-1051 and 1063 East 163rd street, northeast corner, (Block 2742, Lot 3 and 70), Borough of The Bronx.

286-51-BZ—Application, April 19, 1951, under section 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Ruth Plains Corp., owner, to permit in a business use, C area district, the extension to an existing building (stores) using more than the area permitted; premises 2159-2165 White Plains road, west side, 360 ft. south of Pelham Parkway South (Block 4317, Lot 64), Borough of The Bronx.

345-51-BZ—Application, May 21, 1951, under sections 7c, 7e, 7h and 7f, of the zoning resolution, of Goldwater and Flynn, applicant, on behalf of Certified Carent, Inc., owner, to permit in a residence use district, the reconstruction of accessory building on existing gasoline service station to be used for auto washing, lubritorium, repairing, accessory sales and office, and to permit existing ten individual metal garages used for storage of motor vehicles and the parking and storage of motor vehicles to remain; premises 83-91 Macombs place, northwest corner of West 153rd street (Block 2039, Lot 15—formerly part of Lot 45), Borough of Manhattan.

353-51-BZ—Application, May 23, 1951, under section 7h of the zoning resolution of Joseph Unger, applicant, on behalf of Estates Station Corp., owner, to permit in the residence use portion of a lot located in a residence and retail use district, the parking and storage of motor vehicles for a term of years; premises 179-21 to 179-27 Hillside avenue, north side, 263.7 ft. west of Midland parkway (Block 9937, Lot 56), Jamaica, Borough of Queens.

396-51-BZ—Application, May 31, 1951, under section 7h of the zoning resolution, of Leo Kornblath, applicant, on behalf of Drydock and Corlears Park Properties, Inc., owner (Joseph Abraham, lessee), to permit in a residence use district, the parking and storage of motor vehicles for a term of three years; premises 13-23 Corlears street, west side, from Monroe to Cherry streets, 304-312 Monroe street and 472-474 Cherry street (Block 263, Lot 16), Borough of Manhattan.

428-51-A—111 8th avenue, west side, block bounded by 8th and 9th avenues and 15th and 16th streets (2nd floor); (Block 739, Lot 1), Borough of Manhattan.

865-50-A—120th street and 31st avenue, southwest corner (Block 4376, Lot 100), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JULY 17, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 17, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

338-51-SM—Fil-O-Matic Nozzle, Model 1811.

895-50-SA—Calco-Meter Gasoline Dispensing Pumps, Models 996SV, 994SV, 992SV, 996A, 994A, 996SVA, 994SVA, 992SVA.

491-31-SA—Perfection Oil Burning Heater—Models 3145, 3150, 3156, 3157, 3170 and 3171 (previously approved re Models 2250, 3140, 3155, 3168); (reopened December 12, 1950 re amendment of resolution to include additional models of Oil Burning Heaters—Models 3145, 3150, 3156, 3157, 3170 and 3171).

700-50-SA—White Cleaning Machine—Model Syntone.

745-50-SA—Martin Perc Saver.

744-50-SA—Martin Dry Cleaning Unit—Model 50.0.

743-50-SA—Martin Dry Cleaning Unit—Model 25.0.

229-51-SA—Bendix Automatic Dryer (Gas "Fired")—Models F703 and F705.

343-50-A—35 Hall street, east side, 175 ft. north of Park avenue (5th floor, Building D); (Block 1876, Lot 1); 25 Hall street, east side, 226 ft. 4 in. south of Flushing avenue (5th floor, Building F); (Block 1876, Lot 1); 43 Hall street, east side, 133 ft. 3 in. north of Park avenue (1, 3, 4, 5, 6, 7th floors, Building N); (Block 1876, Lot 1) and 29 Ryerson street, east side, 116 ft. 15/8 in. north of Park avenue (3rd, 6th and 8th floors, Building P); (Block 1877, Lot 1), Borough of Brooklyn.

216-50-A—120 Chambers street, south side, 149.8 ft. east of West Broadway and 50 Warren street (sub-cellar, cellar, 1st floor); (Block 136, Lot 9), Borough of Manhattan.

81-27-S—Vol. II—48-56 West 48th street, south side, 408 ft. west of 5th avenue (Block 1263, Lot 61), Borough of Manhattan.

955-50-A—853 St. Johns place, north side, 80 ft. east of Nostrand avenue (Block 1248, Lot 63), Borough of Brooklyn.

620-46-A—Vol. II—1420 Augustina avenue, northeast corner of Bayport place (Block 24, Lot 100), Far Rockaway, Borough of Queens.

287-51-A—245 West Fordham road and 2295 Cedar avenue, northeast corner (cellar and 1st floor); (Block 3235, Lot 30), Borough of The Bronx.

536-49-A—Pier 20, east side of Edgewater street, foot of Bay street (Block 2821, Lot 1), Clifton, Borough of Richmond.

386-51-A—4808-4810 4th avenue, west side, 50 ft. 2 in. south of 48th street (Block 773, Lot 40), Borough of Brooklyn.

433-51-A—3-5-7 West 35th street, north side, 125 ft. west of Fifth avenue (Block 837, Lot 36), Borough of Manhattan.

321-51-A—380-382 Fulton street, and 2-18 Smith street, southwest corner (Block 154, Lot 19), Borough of Brooklyn.

90-51-A—107 Daniel Low terrace, north side, 110 ft. west of Fort place (1st floor); (Block 20, Lot 8), St. George, Borough of Richmond.

382-51-A—54 East 52nd street, south side, 90 ft. west of Park avenue (5th floor); (Block 1287, Lot 39 1/2), Borough of Manhattan.

347-51-A—76-120 N. Portland avenue and 21-39 Auburn place, northwest corner (2nd floor); (Block 2039, Lot 101), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

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JULY 24, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 24, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

655-24-BZ—Reopened April 10, 1951 as Volume III—Application, March 9, 1951 under section 7c of the zoning resolution, of Fred C. Dahlem, applicant, on behalf of Cosmetology Publishing Corp., owner, to permit in a structure located in a residence and business use district, using more of floor space for manufacturing than is permitted; premises 3837-3839 White Plains road, west side, 75.31 ft. south of East 221st street and 84 East 221st street (Block 4655, Lot 42), Borough of The Bronx.

111-50-BZ—Reopened January 9, 1951—Application, February 2, 1951, under sections 7e and 21 of the zoning resolution, of Demov, Callahan & Morris, applicants, on behalf of Rosenbaum and Siegel, owners, to permit in a residence use D-1 area district, the erection and maintenance of a business building (retail stores), using more than the area permitted and without the required setbacks from street lines; premises North side of Randall avenue, block front between Commonwealth and Rosedale avenues, northeast corner of Randall avenue and Rosedale avenue, and northwest corner of Randall avenue and Commonwealth avenue (Block 3555, Lot 1), Borough of The Bronx.

342-50-BZ—Reopened May 1, 1951 as Volume II—Application, April 6, 1951, under section 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Morris Brothers Estates, Inc., owner, to permit in the residence use portion of a plot, located in a residence and business use district, the parking of motor vehicles for patrons' use; premises 9701-9713 Church avenue and 477-499 Rockaway Parkway, northeast corner (Block 4694, Lots 6, 7, 8, 12 and 13), Borough of Brooklyn.

177-51-BZ—Application, March 13, 1951, under section 7c of the zoning resolution, of Henry Nordheim, applicant, on behalf of Sophie and Bertha Stadtmauer, owners, to permit in a residence use district, the change in occupancy from multiple (dwelling) and doctor's office to multiple dwelling, doctor's office and stores; premises 1770 Andrews avenue and 172 West Tremont avenue, southeast corner (Block 2878, Lot 195), Borough of The Bronx.

212-51-BZ—Application, March 27, 1951, under sections 7f and 7i of the zoning resolution, of Carl H. Salminen, applicant, on behalf of Norbo Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, sale and storage of accessories, motor vehicle repairs and office; premises 204-22 Northern boulevard, south side, 134.14 ft. east of 204th street (Block 7301, Lot 11), Bayside, Borough of Queens.

274-51-BZ—Application, April 17, 1951, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Ralph Rea, owner, to permit in a residence use, C area district, the extension of existing building on first floor to be used for business, using more than the area permitted; premises 455 Crescent street, southeast corner of Glenmore avenue (Block 4216, Lot 20), Borough of Brooklyn.

316-51-BZ—Application, May 3, 1951, under sections 7a, 21 of the zoning resolution, of Andrew Di Camillo, applicant, on behalf of Nick Clemente, owner, to permit in a local retail use, D area district, the change in occupancy from store to bakery (factory) and the extension of building using more than the area permitted; premises 143-08 to 143-10 45th avenue, south side, 65 ft. east

of Bowne street (Block 5203, Lot 4), Flushing, Borough of Queens.

605-50-BZ—Application, August 3, 1950, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Vanhard Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and the sale of accessories for a term of fifteen years; premises 110-31 to 110-41 Horace Harding boulevard, 59-36 to 59-42 Van Doren street, northwest corner (Block 1970, Lots 39, 40 and 41), Corona, Borough of Queens.

582-38-BZ—Reopened May 1, 1951 as Volume II—Application, April 13, 1951, under sections 7c and 7A of the zoning resolution of Charles M. Spindler, applicant, on behalf of Sun Oil Co. and Queens Equity Realty Co., Inc., owners, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station, auto-washing, lubrication, sale of accessories and office, with an entrance more than the permitted distance from the intersection; premises 222-33 to 222-51 Braddock avenue, 88-66 to 88-70 Sabre street, northwest corner and 88-55 to 88-67 Winchester boulevard (Block 7967, Lots 27, 31 and 39), Bellerose, Borough of Queens.

523-48-BZ—Reopened March 6, 1951 as Volume II—Application, February 5, 1951, under section 7h of the zoning resolution of Burke, Morrison and Green, applicant, on behalf of Hasco Construction Corporation, owner, to permit in a residence, local retail and retail use district, the parking of motor vehicles for patron's and employee's motor vehicles, for a term of fifteen years; premises 61-02 to 61-36 Springfield boulevard, southwest corner of Horace Harding boulevard (Block 7610, Lots 8, 11, 17 and 20), Bayside, Borough of Queens.

206-51-BZ—Application, March 26, 1951, under sections 7c, 7i and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Patrick Lombardi and Joseph Guadagno, owners, to permit in a business use district, the change in occupancy (and extension of building), from stores to motor vehicle repair shop, and woodworking shop using power driven tools; premises 620-624 Westchester avenue and 624-628 Cauldwell avenue, southeast corner (Block 2623, Lot 87), Borough of The Bronx.

311-51-BZ—Application, April 30, 1951, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of Beachport Homes, Inc., owner (Great Atlantic and Pacific Tea Co., Inc., lessee), to permit in the residence use portion of a lot located in a residence and business use district, the parking of patron's and employee's motor vehicles (no fee to be charged); premises 80-01 to 80-21 Caldwell avenue, north side, from 80th to 81st streets, 58-57 to 58-63 80th street and 58-52 to 58-64 81st street (Block 2920, Lot 31), Elmhurst, Borough of Queens.

385-51-BZ—Application, May 9, 1951, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Haven Chevrolet, Inc., owner, to permit in a business use district, the alteration of existing building and change of occupancy from boiler room, garage for more than five motor vehicles, parking and storage of more than five motor vehicles and gasoline service station to boiler room, repair and servicing of new and used motor vehicles, brake and wheel alignment lubrication, battery and electric work, gasoline service station, parts storage, auto showroom for new and used cars and office; and to permit the erection of a roof sign; premises 81-12 to 81-20 Atlantic avenue and 94-02 to 94-26 82nd street, southwest corner and 81-13 to 81-25 Rockaway boulevard (Block 9009, Lot 6), Woodhaven, Borough of Queens.

CALENDAR

163-51-BZ—Application, March 5, 1951, under section 21 of the zoning resolution, of Herman F. Spinken, applicant, on behalf of James Straub, owner, to permit in a business use, C area district, the erection and maintenance of a roof extension in front of building (under construction), using more than the area permitted; premises 179-30 to 179-32 Hillside avenue, south side, 25.02 ft. east of 179 place (Block 9915, Lot 31), Jamaica, Borough of Queens.

890-42-BZ—Reopened June 19, 1951 for consideration as to extension of time to complete—re Application of Socony-Vacuum Oil Co., Inc., owner, under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the alteration and extension of an accessory building (used as office, lubricatory, car-washing, brakes and repairs) upon a plot occupied as a gasoline service station and also, upon the unrestricted use part of the plot, used for parking of more than five motor vehicles; premises 378-394 Coney Island avenue, 86-90 Kermit place, southwest corner and 843-849 Caton avenue, northwest corner of Coney Island avenue (Block 5322, Lots 80 and 84—Lot 84, formerly known as Lots 84 and 85), Borough of Brooklyn.

1015-41-BZ—Reopened June 19, 1951 for consideration as to extension of time to complete—re Application of Socony-Vacuum Oil Co., Inc., owner, under section 7c of the zoning resolution, to permit partly in a business use and partly in a residence use district, the extension and reconstruction of an existing gasoline service station; premises 1200 Victory boulevard and 1262 Clove road, southwest corner (Block 651, Lots 8 and 12), West Brighton, Borough of Richmond.

731-46-BZ—Reopened June 26, 1951 for consideration as to extension of term of variance—re Application of Lama, Proskauer and Prober, applicants on behalf of F. Franklin Perrine, owner, under section 7e of the zoning resolution, to permit in a residence use district for a term of years, the change in occupancy from a public garage to factory; premises 35-38 to 35-44 30th street, west side, 143 ft. north of 36th avenue and 35-37 to 35-43 29th street (Block 341, part of Lot 6), Long Island City, Borough of Queens.

281-24-BZ—Reopened June 26, 1951 as Volume II—Application, May 29, 1951, under section 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Alt. Rep Holding, Inc., owner (David Condon, Inc., lessee), to permit in a business use district, the change in occupancy from public garage for more than five motor vehicles, to storage garage for more than five motor vehicles, servicing and repairs of new and used cars, lubrication, wheel alignment, accessory, sales, parts department and office; premises 5908-5924 13th avenue and 1273-1283 60th street, northwest corner (Block 5711, Lot 40), Borough of Brooklyn.

456-51-A—5908-5924 13th avenue and 1273-1283 60th street, northwest corner (Block 5711, Lot 40), Borough of Brooklyn.

1006-45-BZ—Reopened May 22, 1951 as Volume II—Application, April 30, 1951, under sections 7a and 7c of the zoning resolution of Harry B. Lindberg, applicant, on behalf of The Borden Co., owner, to permit in a residence and business use district, the change in occupancy from dairy plant (milk bottling), stable, storage and the parking of more than five motor vehicles and trailers, and storage to manufacturing of dairy products (ice cream and syrups) using more than permitted area for manufacturing use; premises 2840-2862 Atlantic avenue, 181-207 Schenck avenue, southeast corner and 250-272 Barbey street (Block 3964, Lots 4, 5, 6, 8 and 23), Borough of Brooklyn.

374-51-A—2840-2862 Atlantic avenue and 181-207 Schenck avenue, southeast corner and 250-272 Barbey street (Block 3964, Lots 4, 5, 6, 8, and 23), Borough of Brooklyn.

561-47-BZ—Reopened May 29, 1951 as Volume II—Application, April 17, 1951, under section 7c of the zoning resolution of Max Horn, applicant, on behalf of Franklin National Bank, owner, to permit in the retail use district portion of a lot located in a residence and retail use, D area district, the erection and maintenance of a building using more than the area permitted; premises 127-08 to 127-18 Merrick boulevard, west side, 65.31 ft. south of 127th avenue (Block 12528, Lot 105), Springfield Gardens, Borough of Queens.

461-51-A—127-08 to 127-18 Merrick boulevard, west side, 65.31 ft. south of 127th avenue (Block 12528, Lot 105), Springfield Gardens, Borough of Queens.

259-51-BZ—Application, April 11, 1951, under section 21 of the zoning resolution, of Andrew J. Thomas, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence use district, the erection of more than one building on a lot, and without the required storage or parking space for motor vehicles; premises—14-60, 14-64, 14-68 and 14-72 to 14-82 Beach Channel drive, 15-20, 15-30 and 15-40 Hassock street and 12-30, 12-50, 12-70, 12-80, 14-10 and 14-20 Redfern avenue, block bounded by Hassock street, Beach Channel drive, Queens County line, Beach 12th street and Redfern avenue (Buildings, 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12 and 13); (Blocks 3, 4, 5 and 7, Lots—all except 43 and 50, Block 7), Far Rockaway, Borough of Queens.

260-51-A—14-62 and 14-72 to 14-82 Beach Channel drive, block bounded by Hassock street, Beach Channel drive, Queens County line, Beach 12th street and Redfern avenue (buildings 2, 3, 4, and 13); (Blocks 3, 4, 5 and 7, Lots—all except 43 and 50, Block 7), Far Rockaway, Borough of Queens.

284-51-BZ—Application, April 13, 1951, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Emily H. Selley, owner, to permit in a business use, C area district, the subdivision of lot into eight separate lots (Nos. 1, 2, 3, 4, 5, 6, 106 and 58) with each existing building exceeding the permissible area as to new lots, and new lots 1, 6, 106 and 58 not providing legal yards or courts, and with lot 58 exceeding permissible area for manufacturing; premises 1359-1363 (1377 displayed) Gates avenue and 357, 359, 361, 363, 363a, 365 and 367 Wilson avenue, northeast corner (Block 3334, Lots 1, 2, 3, 4, 5, 6, 106 and 58), Borough of Brooklyn.

365-51-BZ—Application, May 25, 1951, under section 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Salvatore Spano, owner, to permit in a residence use, G1 area district, the maintenance of a one family dwelling nearer to street line than is permitted; premises 65-17 169th street, east side, 140 ft. south of 65th avenue (Block 6910, Lot 29), Jamaica, Borough of Queens.

404-51-BZ—Application, June 6, 1951, under section 21 of the zoning resolution of Lehman and Fitzsimons, applicants, on behalf of Egbert Phillips and Josiah O. Georges, owners, to permit in a residence use, E1 area district, the erection and maintenance of buildings nearer to the street line than is permitted; premises 158-19, 158-23, 158-29 and 158-33 73d avenue, north side, 180 ft., 230 ft., 280 ft., and 330 ft. west of 160th street (Block 6821, Lots 10, 14, 15 and 19), Flushing, Borough of Queens.

282-51-A—158-33 73rd avenue, north side, 280 ft. west of 160th street (Block 6821, Lot 15), Flushing, Borough of Queens.

CALENDAR

283-51-A—158-23 73rd avenue, north side, 180 ft. west of 160th street (Block 6821, Lot 10), Flushing, Borough of Queens.

409-51-BZ—Application, June 8, 1951, under sections 7c and 21 of the zoning resolution of Goldwater and Flynn, applicants, on behalf of 1 West 67th Street, Inc., owner, to permit in a residence use district, the use of basement for broadcasting studio; premises 1 West 67th street, north side, 100 ft. west of Central Park West (Block 1120, Lot 23), Borough of Manhattan.

446-51-BZ—Application, June 21, 1951, under section 7f of the zoning resolution of Herman Horowitz, applicant, on behalf of Interstate Terminal, Inc., owner, to permit in a retail 1 use district, the change in occupancy from bus terminal to garage for more than five motor vehicles for a term of years; premises 141-145 West 43rd street, north side, 220 ft. east of 7th avenue and 146-150 West 44th street, south side, 185.6 ft. east of 7th avenue (Block 996, Lot 12), Borough of Manhattan.

451-51-BZ—Application, June 26, 1951, under section 7c of the zoning resolution of Ben L. Glucksman, applicant, on behalf of Far Rockaway Associates, Inc., owner (L. I. Riverside Memorial Chapel, Inc., lessee), to permit in a residence use district, the extension to existing funeral chapel; premises 1248-1252 Central avenue and 1301 Minton street, northwest corner (Block 20, Lot 24), Far Rockaway, Borough of Queens.

459-51-A—1242-1252 Central avenue and 1301 Minton street, northwest corner (Block 20, Lot 24), Far Rockaway, Borough of Queens.

453-51-BZ—Application, June 26, 1951, under sections 7c and 7h of the zoning resolution of Samuel Paul, applicant, on behalf of Anessik Realty Corp., owner, to permit in a residence use district portion of lot, the erection and maintenance of stores and the parking of ten cars for a term of forty years; premises 43-02 to 43-20 and 43-24 Kissena boulevard, southwest corner of Franklin avenue (Block 5137, part of Lot 2, temporarily designated as Lot 100), Flushing, Borough of Queens.

57-50-BZ—Reopened June 26, 1951 as Volume II—Application June 8, 1951, of Lama, Proskauer and Prober, applicants, on behalf of Albert Sheftman, owner, under sections 7c and 21 of the zoning resolution, to permit in retail and unrestricted use, B area district, the erection and maintenance of a storage garage for more than five motor vehicles, office and air raid shelter, without the required rear yard and courts and to permit the parking and storage of more than five motor vehicles on the roof of building; premises 218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street (Block 780, Lot 19), Borough of Manhattan.

416-51-BZ—Application, June 11, 1951, under section 21 of the zoning resolution, of Edwin F. Taylor, for William Brafman and Walter M. Goldsmith, doing business as William Brafman and Co., owners, to permit in a residence use, D area district, more than one building on a lot, by the erection and maintenance of two story garden dwellings; premises 109-25 to 109-43 and 109-47 to 109-51 172nd street; 109-32 to 109-48 and 109-52 to 109-56 173rd street; 172-03 to 172-15 Brinkerhoff avenue (Block 10262, Lot 6); 171-14 to 171-28 109th avenue; 109-14 to 109-56 172nd street and 109-25 to 109-43 172nd street (Block 10264, Lot 75), Jamaica, Borough of Queens.

417-51-A—109-25 to 109-43 and 109-47 to 109-51 172nd street; 109-32 to 109-48 and 109-52 to 109-56 173rd street; 172-03 to 172-15 Brinkerhoff avenue (Block 10262, Lot 6); 171-14 to 171-28 109th avenue; 109-14 to 109-56 172nd street and 109-25 to 109-43 172nd street (Block 10264,

Lot 75), Jamaica, Borough of Queens; (under section 36 of the General City Law re buildings not fronting on legal streets).

308-50-BZ—Application, May 4, 1950, under sections 7e, 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36, 37), Borough of Brooklyn.

282-49-A—Vol. 11—60 Broadway, southeast corner of Wythe avenue (2nd floor); (Block 2130, Lot 5), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 24, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 24, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

402-51-SM—"On-Guard Flameproofing Compound."

239-51-SA—U. S. Hoffman Mystron—Models 150, 200 and 300.

29-51-SM—USG Flattened Grate-X; Projection Mesh; Grate-X and Stair Treads.

47-51-SA—Nitronal General Models 100G, 55G, 1500G, 3000G, 6000G and 1000G.

373-50-SA—Air Reduction Co. Inc. Welding and Heating Torches with Cutting Attachments—Models 600 Series, 4000 Series, 6000 Series, 5000 Series, 3000 Series, 1000 Series, 700, 800 and 9000 Series and 4300 Series.

948-40-SA—Hev-E-Oil Burner.

900-50-SM—Asbestospray (Fire Retardant on Steel Floor and Beam Construction).

627-50-SM—"7-V" Concrete Blocks, using Waylite as Aggregate.

134-51-A—Appeal from a decision of the borough superintendent and an application filed pursuant to section 35 of the General City Law re bed of mapped street—proposed widening of Metropolitan avenue; premises 103-16 Metropolitan avenue, south side, 40 ft. west of 71st drive (Block 3901, Lot 139), Forest Hills, Borough of Queens.

654-50-A—35-53 Main street, 86-110 Water street, 40-58 Washington street and 73-95 Front street (8th floor, Bldgs., 6, 6A and 6B); (Block 37, Lot 1), Borough of Brooklyn.

235-51-A—18-20 West 4th street, south side, 25 ft. west of Mercer street (Block 535, Lot 29), Borough of Manhattan.

288-51-A—124-126 West 21st street, south side, 295 ft. 5 in. west of the Avenue of the Americas (Block 796, Lots 54 and 55), Borough of Manhattan.

99-51-A—2269 Emmons avenue, north side, from Dooley street to Delamere place (1st floor); (Block 7496, Lots 64 and 66), Borough of Brooklyn.

293-51-A—2253-2269 Emmons avenue, north side, from East 23rd to Dooley streets (1st floor); (Block 7496, part of Lot 66), Borough of Brooklyn.

CALENDAR

294-51-A—7 Vestry street, south side, 113.18 ft. west of Varick street and 28 Laight street (Block 220, Lot 23), Borough of Manhattan.

388-51-A—206-10 to 206-16 86th road and 86-50 to 86-54, 86-60 to 86-64, 86-72 to 86-76, 86-80 to 86-84 and 86-92 to 86-96 208th street (Block 10590, Lot 100); 209-10 to 209-16 and 209-30 to 209-34 86th drive and 210-10 to 210-16 and 210-34 to 210-40 Grand Central parkway (Block 10592, Lot 150); 209-31 to 209-35 86th drive, 86-09 to 86-15, 86-35 to 86-39, 86-61 to 86-65 and 86-91 to 86-95 208th street and 208-26 to 208-30, 208-70 to 208-76 and 208-84 to 208-90 Grand Central parkway (Block 10593, Lot 2); 206-09 to 206-15 86th road and 86-02 to 86-06, 86-16 to 86-20 and 86-26 to 86-30 208th street (Block 10599, Lot 100), Hollis, Borough of Queens.

279-51-A—25-66 14th street, west side, 80.09 ft. south of Baylies street (26th avenue); (Block 902, Lot 126), Astoria, Borough of Queens; (under section 35 of the General City Law—re bed of mapped street—26th avenue).

625-43-A—Vol. II—151-15 85th drive, northwest corner of 152nd street (Block 9734, Lots 41 and 45), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 18, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 18, 1951*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

912-50-BZ—Application, December 8, 1950, under sections 7h and 7A of the zoning resolution, of Frederick G. Frost, Jr., applicant, on behalf of Queens Equity Realty Co., Inc., owner (William H. Hellawell, lessee), to permit in a residence and business use district, the parking of motor vehicles for customers cars, with curb cuts more than the permitted distance from the intersection; premises 101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue, 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens.

913-50-A—101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue and 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens (under section 35 General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

914-50-BZ—Application, December 8, 1950, under sections 7c, 7h, 7A, and 21 of the zoning resolution, of Frederick

G. Frost, Jr., applicant, on behalf of Queens Equity Realty Company, Incorporated, owner (William H. Hellawell, lessee), to permit in a residence use, E area district, and a business use, D area district, the erection and maintenance of a business building (retail super market, using more than the area permitted, and without the required set-back, side and rear yards; with entrances and display windows more than the permitted distance from the intersection; and to permit the parking of motor vehicles on the unbuilt upon portion of the lot; and to permit a ground sign; premises 102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens.

915-50-A—102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens (under section 35 General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

27-40-BZ—Vol. II—Reopened July 3, 1951 for consideration as to revision of plans—re Application of Paul Friedman, applicant on behalf of Frank Derasmo, owner, under section 7c of the zoning resolution, to permit in a residence use district, the erection of an accessory building on an existing gasoline service station; premises 144-25 North Conduit avenue, north side, 215 ft. west of 135th avenue and 144-40 135th avenue (Block 2873, Lot 18), South Ozone Park, Borough of Queens.

326-37-A—Vol. II—820-824 Washington street, northwest corner of Gansevoort street (Block 644, part of Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 18, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 18, 1951*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of Meeting of June 26, 1951).

524-50-BZ

APPLICANT—Lama, Proskauer and Prober, for George Massabni and May Massabni, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, to permit in a business use district, the change in occupancy of the second and third floors from offices to manufacturing.

PREMISES AFFECTED—4808-4810 4th avenue, west side, 50 ft. 2 in. south of 48th street (Block 773, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (524-50-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a business use district the change in occupancy on the second and third floors from offices to manufacturing, affecting premises 4808 to 4810 4th avenue, west side, 50 ft. 2 in. south of 48th street (Block 773, Lot 40), Borough of Brooklyn was granted by the Board December 5, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 5, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. Applic. 1986-50)."

281-24-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Al Rep. Holding, Inc., owner; David Condon, Inc., lessee.

SUBJECT—Application for consideration—reopening and consideration of additional use—re Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the inclusion of servicing and repairs of new and used cars, lubrication, wheel alignment, parts department, offices and sales in an existing public garage for more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—5908-5924 13th avenue and 1273-1283 60th street, northwest corner (Block 5711, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure, to consider additional use.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

592-24-BZ—Vol. III

APPLICANT—Gustave Goldman, for Clarke Properties, Inc., owner; Ruth Schecther, lessee.

SUBJECT—Application for consideration—reopening and consideration of additional use—re Application (decision of the borough superintendent) under the zoning resolution, to permit in a business use district, the change in use from garage and gasoline service station to garage, gasoline service station and display and sale of cars (previously granted by the Board for public garage and gasoline service station).

PREMISES AFFECTED—240-250 Empire boulevard, and 382-388 Rogers avenue, southwest corner (Block 1314, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III to consider additional use, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

731-46-BZ

APPLICANT—Lama, Proskauer and Prober, for F. Franklin Perrine, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change of occupancy from public garage to factory.

PREMISES AFFECTED—35-38 to 35-44 30th street, west side, 143 ft. north of 36th avenue and 35-37 to 35-43 29th street (Block 341, part of Lot 6), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing July 24, 1951, 10 A.M. waiving new plans and photographs but requiring a decision of the borough superintendent and two publications in the Bulletin and notice by regular mail to the Washington Avenue Civic Association and to owners in the area.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

57-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Albert Shaftman, owner.

SUBJECT—Application for consideration — reopening and consideration of new proposal—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and unrestricted use, B area district, the erection of a storage garage for more than five motor vehicles, office and air raid shelter (previously granted on condition for storage garage).

PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street (Block 780, Lot 19), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider new proposal, subject to regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

Adjourned 4:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, JULY 3, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the special meeting of the Board held on Thursday afternoon, June 7, 1951 and the regular meetings of the Board held on Tuesday morning and afternoon, June 12, 1951, were approved as printed in the Bulletin of June 19, 1951, Vol. 36, No. 25.

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ZONING APPLICATIONS

368-19-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 1935 Coney Island Ave. Realty Corp., owner.

SUBJECT—Application reopened May 1, 1951—re Application (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of an automobile showroom (new and used cars) and a gasoline service station, lubritorium, motor vehicle repairs, boiler room and office, with show windows and curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1935-1939 Coney Island avenue and 1101-1111 Avenue P, northeast corner (Block 6758, Lots 51 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Irving Rader.
For Opposition: John H. Duncan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 17, 1951, 10 A.M. for further consideration after applicant files revised plans.

1236-27-BZ—Vol. II

APPLICANT—Salvatore Spina, for Frank Skura, owner (Salvatore Spina and Ludwig Savarese, lessees).

SUBJECT—Application reopened January 9, 1951—re Application (decision of the borough superintendent) under section 7f, of the zoning resolution, to permit in a business use district, the extension of existing gasoline service station, and the extension of existing building and the addition of two new 550 gallon diesel oil storage tanks and a new dispensing pump.

PREMISES AFFECTED—163-01 Cross Bay boulevard, (Woodhaven boulevard), southeast corner of 163rd avenue (Sheridan avenue); (Block 4046, Lots 63 and 64), Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: Salvatore Spina.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 17, 1951, 10 A.M. for applicant to submit revised plot plan of entire gas station, including 30 ft. that applicant is entitled to and 40 ft. being requested for extension, and two additional Lots 66 and 67, showing all the uses on all lots; where they are located; what lockers are for and access to them and gasoline dispensing equipment, including sales to boats.

599-31-BZ—Vol. III

APPLICANT—Jacob J. Gloster, for Ideal Cleaners and Dyers, Inc., owner.

SUBJECT—Application reopened October 3, 1950—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in the residence use portion of a plot located in a business and residence use, B area district, the extension of a building to be used for shipping and storage of dry cleaning plant, using more than the area permitted.

PREMISES AFFECTED—99 Kosciusko street, north side, 100 ft. east of Nostrand avenue, and 237-239 Nostrand avenue (Block 1779, Lots 91, 2 and 3), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob J. Gloster.

For Opposition: Louis J. Caligiuri, Mary Boyle, Mrs. V. Flaviani, Mrs. J. Ricciardi, Mr. and Mrs. E. Green, Anna Hetzer, Wm. Sanzone, Frank Oliva, Alan Darbee, Henry Emmer, Michael G. Cipriani and John Sposato.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 10, 1951, at 10 A.M. at request of representative for objectors; no further adjournment.

582-38-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Sun Oil Co. and Queens Equity Realty Co., Inc., owners.

SUBJECT—Application reopened May 1, 1951—re Application (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station, auto washing, lubrication, sale of accessories and office, with an entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—222-33 to 222-51 Braddock avenue, 88-66 to 88-70 Sabre street, northwest corner and 88-55 to 88-67 Winchester boulevard (Block 7967, Lots 27, 31 and 39), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, at 10 A.M. for inspection and decision without further argument.

523-48-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for Hasco Construction Corp., owner.

SUBJECT—Application reopened March 6, 1951—re application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence, local retail and retail use district, the parking of motor vehicles for patron's and employee's motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—61-02 to 61-36 Springfield boulevard, southwest corner of Horace Harding boulevard (Block 7610, Lots 8, 11, 17 and 20), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: William J. Burke and Norman Seidenworm.

For Opposition: Helen Freeth and Johanes Veight.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, at 10 A.M. for inspection and decision without further argument.

605-50-BZ

APPLICANT—Charles M. Spindler, for Vanhard Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and the sale of accessories for a term of fifteen years.

PREMISES AFFECTED—110-31 to 110-41 Horace Harding boulevard, 59-36 to 59-42 Van Doren street, northwest corner (Block 1970, Lots 39, 40 and 41), Corona, Borough of Queens.

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APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Sol Katz, Elias Rubin and Edw. Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, at 10 A.M. for inspection and for consideration as to the proposed widening of Horace Harding boulevard, which will eliminate certain existing non-conforming uses.

100-51-BZ

APPLICANT—Kitzler and Nurick, for Minna S. Schwartz and Simon Rappaport, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs and office, and to permit the parking of motor vehicles waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—7502-7516 New Utrecht avenue and 1624-1630 Bay Ridge parkway, southwest corner (Block 6225, part of Lot 17), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick and Irving Schwartz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 10, 1951, at 10 A.M. for further consideration.

163-51-BZ

APPLICANT—Herman F. Spinken, for James Straub, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use C area district, the erection and maintenance of a roof extension in front of building (under construction), using more than the area permitted.

PREMISES AFFECTED—179-30 to 179-32 Hillside avenue, south side, 25.02 ft. east of 179th place (Block 9915, Lot 31), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Herman F. Spinken, James Straub and Shirley Cherin.

For Opposition: Daniel F. Nugent, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, at 10 A.M. for inspection and decision without further argument.

193-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Shore Drive Motors, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an auto showroom, servicing and motor vehicle repairs, lubrication, wheel-alignment, brake testing, storage of auto parts and parts department and office; and to permit the existing parking and storage

and sale and display of more than five new and used cars on the unbuilt upon portion of plot.

PREMISES AFFECTED—6201-6223 3rd avenue and 302-312 62nd street, southeast corner and 301-311 63rd street (Block 5799, Lots 1, 5 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Edwin F. Blaney, Elizabeth Shaw, Rose Fruchtman, Oscar L. Anderson, Leonard Castigliano, Samuel Alfredo, John P. Meagher, Dominic Mendola, Argentina Mastrototaro, Vovo Vallas, Martha Oseegar, Caroline Goble and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 10, 1951, 10 A.M. at request of objector's representative; no further adjournment.

206-51-BZ

APPLICANT—Henry Nordheim, for Patrick Lombardi and Joseph Guadagno, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the change in occupancy (and extension of building), from stores to motor vehicle repair shop, and wood-working shop using power driven tools.

PREMISES AFFECTED—620-624 Westchester avenue and 624-628 Cauldwell avenue, southeast corner (Block 2623, Lot 87), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: L. Cambeis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951 at 10 A.M. for inspection and decision without further argument.

311-51-BZ

APPLICANT—Paul Friedman, for Beachport Homes, Inc., owner (Great Atlantic and Pacific Tea Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use portion of a lot located in a residence and business use district, the parking of patron's and employee's motor vehicles (no fee to be charged).

PREMISES AFFECTED—80-01 to 80-21 Caldwell avenue, north side, from 80th to 81st street, 58-57 to 58-63 80th street and 58-52 to 58-64 81st street (Block 2920, Lot 31), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Shirley Wolper, Harry Goldspiel, Ella Hartman, Mary Pappas, Augusta Blum, Ida Plotkin and Fannie McGillan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, at 10 A.M. for inspection and decision without further argument.

385-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Haven Chevrolet, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the

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alteration of existing building and change of occupancy from boiler room, garage for more than five motor vehicles, parking and storage of more than five motor vehicles and gasoline service station to boiler room, repair and servicing of new and used motor vehicles, brake and wheel alignment, lubrication, battery and electric work, gasoline service station, parts storage, auto showroom for new and used cars and office; and to permit the erection of a roof sign.

PREMISES AFFECTED—81-12 to 81-20 Atlantic avenue and 94-02 to 94-26 82nd street, southwest corner and 81-13 to 81-25 Rockaway boulevard (Block 9009, Lot 6), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, at 10 A.M. for inspection and decision without further argument.

1223-40-BZ—Vol. II

APPLICANT—Edmort Realty Corporation, owner.

SUBJECT—Application reopened December 12, 1950—re Application (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repair shop and office; and to permit the day and night parking and storage of more than five motor vehicles for a term of fifteen years.

PREMISES AFFECTED—1703-1731 McDonald avenue and 288-298 Avenue O, southeast corner (Block 6608, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul A. Phillips, Margaret Walton, Morton R. Taylor and Edward H. Mirman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn; applicant to submit revised plans.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

196-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application reopened May 22, 1951—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, to include auto laundry, lubritorium, minor repairs (with hand tools only) and office.

PREMISES AFFECTED—1280 Allerton avenue, southwest corner of Wilson avenue (Block 4468, Lot 43), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Gaetano Torregrosso.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn as to request for amendment, as to revised plans, which was set for hearing June 26, 1951 and laid over for additional information.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

527-50-BZ

APPLICANT—Peter Reiss, for Peter Reiss and Randolph Weinsier, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, welding, auto washing, accessory sales, machine shop and the parking of more than five motor vehicles.

PREMISES AFFECTED—46-09 53rd avenue, northeast corner of 46th street (Block 2543, Lots 1 and 73), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Laurence E. Deutsch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

812-23-BZ—Vol. II

APPLICANT—O'Connell and McInerney, for Chatham Properties, Inc., owner.

SUBJECT—Application reopened November 28, 1950—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use portion of a lot located in a residence and business use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—1964 Belmont avenue (Block 3079, part of Lot 42), Borough of The Bronx.

APPEARANCES—

For Applicant: Daniel J. O'Connell and John J. Timoney.

For Opposition: Molly Mahler, Sidney Mahler and Luke Jolis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (812-23-BZ—Vol. II)

WHEREAS, O'Connell and McInerney for Chatham Properties, Inc., owner, filed November 9, 1950 an application under section 7h of the zoning resolution, to permit in the residence use portion of a lot located in residence and business use districts, the parking and storage of motor vehicles, affecting premises 1964 Belmont avenue (Block 3079, part of Lot 42), Borough of The Bronx; and

WHEREAS, this application was reopened as Vol. II, on November 28, 1950, subject to regular procedure, to consider additional use; and

WHEREAS, a public hearing was held on this application on June 5, 1951, after due notice by publication in the Bulletin, and laid over to July 3, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East Tremont avenue is in a business use,

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B area, class 1¼ height district; Crotona avenue is in residence and business use, B area, class 1¼ height districts; Belmont avenue is in residence and business use, B area, class 1¼ height districts; the site is in residence and business use, B area and class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 9, 1951, acting on Alt. Applic. 711-50, reads:

"1. Proposed parking and storage of motor vehicles, within the Residence portion of a lot located partly in a Residence and partly in a Business Use District, is contrary to Article II, Section 3, Zoning Resolution.

and

WHEREAS, the applicant states that the premises consist of a plot, 208.51 feet frontage by 156.43 feet in depth (irregular), on which is located a building 156.43 feet front by 100 feet in depth, one story, 15 feet in height, of class 3 construction, used as stores and garage, for which certificate of occupancy 196-24 has been issued for public garage, and certificate of occupancy 249-21 for stores; that it is proposed to permit the parking and storage of motor vehicles on the unbuilt upon portion of plot; and

WHEREAS, the applicant contends that the parking lot will consist of the remaining unused area of the above lot and block, exclusive of the required courts of the existing buildings; that the entrance will be on Belmont avenue, 100 feet north of Tremont avenue and that the proposed space will be graded and surfaced to the grade of Belmont avenue; that adequate fencing, lighting and curbs will be provided and maintained in accordance with the rules of this Board; that the traffic congestion and parking problem now existing on Tremont avenue from Arthur avenue to Crotona avenue will be reduced by the granting of this petition and that the safety of bus passengers and pedestrians will be materially enhanced; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h thereof, for a term of two (2) years to permit the premises to be occupied for the parking and storage of motor vehicles, substantially as proposed and as indicated on plans filed with this application marked "Received November 9, 1950," two sheets, *on condition* that the plot shall be graded substantially to the grade of Belmont avenue and shall be surfaced with clean gravel or steam cinders rolled and treated with a binder and provided with surface drainage; that there shall be erected on the interior lot lines to the north and south either a brick wall or woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that a similar wall or fence shall be erected along the building line of Belmont avenue except that the existing fence may be continued with the existing entrance and exit, as shown therein with no additional openings; that there shall be no openings for automobile access or exit from the adjoining one story brick garage at the rear under the same ownership; that there shall be no passage from the garage to this parking lot through the alley between Crotona avenue and Belmont avenue to the rear of the one story stores facing East Tremont avenue; that during the term of this variance the premises shall be occupied for no other use; that no building shall be erected thereon except there may be a building solely as an office and shelter for the attendant erected within the premises near the entrance and exit and not over one story in height and not exceeding 100 sq. ft. in area; that this building may be of frame; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that suitable bumpers shall be maintained against the fences and walls for protection thereto; that proper aisles shall be maintained at all times for easy entrance and egress; that signs shall be restricted to a sign

attached to the fence advertising the parking and storage use, provided such sign does not exceed 25 sq. ft. and does not extend beyond the building line and is not illuminated and carries such wording as to indicate the use of the premises and the rates charged and such other information as the Commissioner of Licenses shall require; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

926-50-BZ

APPLICANT—Charles M. Spindler, for Rose Stern and Aaron Goldblum, owners (N. and J. Realty Corporation, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district, the reconstruction and extension in area of existing gasoline selling station to include auto washing, lubricatorium and office, and to permit the existing high speed auto laundry to remain.

PREMISES AFFECTED—557-567 Grand street and 401-409 Madison street, southwest corner (Block 265, Lots 65, 66 and 69), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Charles P. Schwartz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (926-50-BZ)

WHEREAS, Charles M. Spindler, for Rose Stern, Aaron Goldblum and N. & J. Realty Corp., owners, filed December 20, 1950, an application under section 7c of the zoning resolution, to permit in a retail use district, the reconstruction and extension in area of existing gasoline selling station to include auto washing, lubricatorium and office, and to permit the existing high speed auto laundry to remain, affecting premises 555 to 567 Grand street, and 401 to 409 Madison street, southwest corner (Block 265, Lots 65, 66 and part of 69), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on April 17, 1951, after due notice by publication in the Bulletin; laid over to May 15, 1951, for inspection and decision without further argument; laid over to May 29, 1951, at request of the Board, for decision; laid over to June 12, 1951, for further consideration; and laid over to July 3, 1951, for applicant to submit the proposed agreement as to condemnation in the event the property is taken for the housing project; and

WHEREAS, the district maps accompanying the zoning resolution show that Grand street, Madison street and the site are in a retail use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 15, 1951, acting on N.B. Applic. 209-50, reads:

"1. Gasoline service or oil selling station, auto washing, and sale of accessories, also existing high speed auto laundry, is not permitted in a retail use district. Article II, para. 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 187 feet, 5 inches frontage by 92 feet 9 inches in depth (triangular); that the corner lot (lot #65) with a frontage of 87 feet, 5¾ inches on Grand street is developed with a three-story building occupied as a dwelling on the upper floors, and with two stores on the first floor; that the

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corner store is used as a gasoline service station office and accessory store with two gasoline tanks buried under the cellar floor and two gasoline pumps located outside the building at the corner; that this gas station was established in 1930 under Alt. 2469-29, at which time the premises was in an unrestricted zone; that lot 66, adjoining the corner plot, is an open lot used for the storage of second-hand building materials and plumbing supplies under a certificate of occupancy; that lot 69, the westerly portion of the site, contains a one-story auto laundry on its westerly half, operating under certificate of occupancy 34425-48, and that this auto laundry will remain undisturbed and will be operated entirely independently of the gasoline service station; that the vacant easterly half of lot 69 will be included in the proposed gas station area; and

WHEREAS, it is proposed to demolish the corner building, eliminate the storage yard, and construct a modern gasoline service station on the site; that it is further proposed to construct a building 59 feet, 4 inches by 30 feet, 4 inches (irregular), one story, 13 feet in height, of class 3 construction, to be used as lubritorium, auto laundry and office, that it is further proposed to install six 550-gallon gasoline and three dispensing pumps, with two additional curb cuts on Grand street and two additional curb cuts on Madison street; and

WHEREAS, the applicant contends that the auto laundry at the westerly end of the site runs through the block from street to street, forming an effective buffer and screen; that the present gas station has no curb cuts or driveway space so that all gasoline is served to cars at the curb by stretching a hose across the sidewalk; that this creates both pedestrian hazard and traffic congestion which will be eliminated if the proposed station, with ample driveways and pumps set 10 feet back of the building line, is constructed; that the use zone of the site was changed from unrestricted to retail, the area zone was changed from B to D, and the height zone was changed from 1½ to 1 on March 1, 1939; that within the affected area, on the southwest corner of Grand street and Corlears street is a gasoline service station, while directly across Madison street from the site in block 265 are a motor vehicle repair shop and a garage; that there are numerous other non-conforming uses within the affected area and within the 500 foot radius as shown on the block diagram; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c for a term of ten (10) years or less if the property is condemned for a proposed mercantile center for a housing project, to permit the extension and alteration of the existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received December 20, 1950," 5 sheets, as amended by revised plans marked "Received May 11, 1951," 2 sheets, on condition that before plans are filed with the borough superintendent the applicant shall file with the Board complete working drawings; that in the event the premises are condemned for the proposed housing project and store center in connection therewith proposed to be located on this triangular block, that no claim shall be made for the premises beyond the present assessed valuation of same which shall be put forth in an undertaking signed by the owner and filed at once with the Board; that further conditions may be imposed by the Board upon presentation of complete working drawings; that such working drawings shall be filed within three (3) months from the date of this resolution; that after approval of such working drawings, all permits shall be obtained and all work completed within the requirements of section 22A of the zoning resolution.

934-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank A. Zunino, Jr., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail-1 use, B area district, the erection and maintenance of a storage garage for more than five motor vehicles without the required rear yard.

PREMISES AFFECTED—116-120 West 49th street, south side, 228 ft. 4 in. west of Avenue of the Americas (Block 1001, Lots 42, 43 and 44), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (934-50-BZ)

WHEREAS, Lama, Proskauer and Prober, for Frank A. Zunino, owner, filed December 14, 1950 an application under sections 7f and 21 of the zoning resolution, to permit in a retail 1 use, B area district, the erection and maintenance of a storage garage for more than five motor vehicles, without the required rear yard, affecting premises 116 to 120 West 49th street, south side, 228 ft. 4 inches west of Avenue of the Americas (Block 1001, Lots 42, 43 and 44), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on May 29, 1951, after due notice by publication in the Bulletin; laid over to June 26, 1951, for inspection and decision without further argument; and then laid over to July 3, 1951, for applicant to file revised plan; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue of the Americas is in a retail use, B area, class 2 height district; West 49th street is in retail and retail 1 use, B area, class 2 height districts; the site is in a retail 1 use, B area and class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated November 15, 1950, acting on N.B. Applic. 201-50, reads:

"1. Proposal to construct a bldg. for a storage garage for more than 5 cars in a Retail-1 use district is contrary to Sec. 4E Art. II Zoning Resolution.

3. Provide a rear yard as per Sec. 17 Art. IV Zoning Resolution.

and

WHEREAS, the applicant states that the premises consist of a plot, 71 feet 8 inches frontage by 100 feet 5 inches in depth, on which are located three 4-story and basement brick buildings which are to be demolished; that it is proposed to erect a modern fireproof building having a frontage of 71 feet 8 inches and an irregular depth of 100 feet 5 inches, to be cellar and six stories in height, and to be used as a garage for more than five cars on all floors, including the cellar and roof; and

WHEREAS, the applicant contends that as of July 25, 1916 the property was zoned as a business district and that on April 18, 1929 the zoning designation was changed to retail-1; that the existing retail-1 designation became effective on November 4, 1940; that the site is in the most congested part of the city, having many hotels and theatres within the affected area and that the proposed garage will do much to alleviate parking conditions; that there are non-conforming uses in the area—block 1002, lots 15 and 18 being developed with garages; that lot 45, immediately adjoining the site to the west, is developed with an eleven-story building which extends past a possible rear yard on the site; that a partial

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rear yard will be maintained on the site from the third floor on the westerly part of the site and from the third floor on the easterly part of the site; that the theatre on lot 21 adjoining to the south extends to the rear lot line and will abut that part of the garage erected in the rear yard; that the other open spaces to be maintained in the rear yard occur at heights and locations so as to afford the utmost use to the adjoining lots; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision f, of the zoning resolution as to use and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution as to area and is therefore entitled to relief on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7f for a term of twenty-five (25) years, to permit the erection and use of the proposed storage garage, substantially as indicated on revised plans marked "Received June 29, 1951," 9 sheets; that the gasoline pumps shall be moved back so as to be not nearer than 15 ft. to the street building line; that the number of gasoline storage tanks, as indicated on the cellar plan, shall not exceed four (4) 550 gallon tanks; that in view of the adjoining premises furnishing no rear yards, the rear yard may be omitted under section 21 up to the level of the proposed third floor as shown; that the building shall not be increased in height or area beyond what is shown on such plans; that curb cuts may be as shown; that such portable fire fighting appliances shall be maintained throughout the building as the fire commissioner shall direct; that no openings shall be constructed in the side lot lines to the east or west; that the parking and storage use may include the roof, provided the parapets are reinforced and are constructed to a height of not less than 5 ft. above the top of the roof steel; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto other than as varied under calendar number 946-50-A, by resolution adopted this day; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

5-51-BZ

APPLICANT—Jacob J. Gloster, for Charles Modica, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted.

PREMISES AFFECTED—2035-2037 Nostrand avenue, east side, 120 ft. south of Farragut road (Block 5005, Lot 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob J. Gloster and P. Modica.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (5-51-BZ)

WHEREAS, Jacob J. Gloster, for Charles Modica, owner, filed January 9, 1951, an application under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted, affecting premises 2035 to 2037

Nostrand avenue, east side, 120 feet south of Farragut road (Block 5005, Lot 35), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on April 24, 1951, after due notice by publication in the Bulletin; laid over to May 22, 1951, for inspection and decision without further argument; laid over to June 5, 1951, for applicant to file statement on the question of practical difficulties and unnecessary hardship; and then laid over to July 3, 1951, pending decision of the court in a similar case; and

WHEREAS, the district maps accompanying the zoning resolution show that Farragut road is in residence and business use, C area, class 1¼ height districts; Nostrand avenue and the site are in a business use, C area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated January 5, 1951, acting on N.B. Applic. 7-51, reads:

"1. Area of bldg. excessive for C zone contrary to sect. 13, Art. IV Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 feet frontage by 100 feet in depth, presently vacant; that it is proposed to erect a building 40 feet front by 90 feet in depth, one story, 15 feet in height, of class 3 construction, to be used as a store; and

WHEREAS, the applicant contends that the property is located on the easterly side of Nostrand avenue, 120 feet south of Farragut road and is situated next to a three-story building of stores and apartments on the northerly side with no windows whatsoever facing the proposed property; that on the southerly side there is a two-story frame and apartment building on the lot line and a wood shack in the rear of the two-story frame building, occupying almost the entire width of the 40 feet by about 18 feet in depth; that the yard of the property in the rear, lots 48 and 50, is three to four feet higher than the property on which it is proposed to erect this building and which is evidently caused by the grade on East 31st street; that the proposed rear yard of ten feet wide will be paved, a drain will be provided and fencing will be placed, and that by doing so, present hazards of difference in elevation between this lot and those in the back will be eliminated and the entire improvement will add to the appearance of the surrounding property; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief, as to extension of area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, as to extension of area, to permit the erection of a building substantially as proposed and as indicated on plans filed with this application marked "Received January 9, 1951," 3 sheets, and "April 3, 1951," 1 sheet, on condition that there shall be a rear yard not less than 20 ft. in depth across the entire rear of the plot, such rear yard shall be paved and drained in accordance with the requirements; that suitable fences shall be erected on the lot lines; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area beyond the height and area as shown on such plans; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

42-51-BZ

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7h and 9A of the zoning

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resolution, to permit in a residence and business use, B area and Class 1½ times height district, the erection of more than one building on a lot more than the permitted height from LaGuardia Field, and to permit the parking of motor vehicles (no fee) on unbuilt upon portion of plot.

PREMISES AFFECTED—7901 Broadway, 8101 Baxter avenue and 8103 Baxter avenue (Buildings 1, 2 and 3); (Block bounded by Broadway, 78th street, 41st avenue and Baxter avenue); (Block 1500, Lot 2), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: S. H. Greenhill and A. H. Shopsis.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (42-51-BZ)

WHEREAS, A. J. Daidone, for The Department of Public Works of the City of New York, owner, filed January 2, 1951, an application under sections 7e, 7h and 9A of the zoning resolution, to permit in residence and business use, B area and Class 1½ times height districts, the erection of more than one building on a lot, more than the permitted height from La Guardia Field, and to permit the parking of motor vehicles (no fee) on the unbuilt upon portion of the plot, affecting premises 7901 Broadway, 8101 Baxter avenue and 8103 Baxter avenue (Buildings 1, 2 and 3), Block bounded by Broadway, 78th street, 41st avenue and Baxter avenue (Block 1500, Lot 2), Elmhurst, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 3, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Baxter avenue is in a business use, B area, Class 1½ height district; Broadway, 41st avenue and the site are in residence and business use, B area and Class 1½ height districts; and

WHEREAS, the decisions of the borough superintendent, dated December 4, 1950, acting on N.B. Applics. 6492-49, 9048-50 and 9049-50, read:

N.B. Applic. 6492-49

"1. Proposed parking in a residence district is contrary to sec. 3 of the zoning resolution when premises is partly in a business and partly in a residence district.

2. Proposed structure is within 2 miles of an airport height of same is contrary to sec. 9-A of zoning resolution. Premises is located in a 1½ times height district. Broadway is 80 ft. and 41st avenue, is 60 ft. wide.

Height of building exceeds 1¼ times the width of streets.

Applic. 9048 & 9049-50

1M. The erection of more than one (1) building on a lot is contrary to Sec. IV of the Zoning Resolution.

Height of building as shown on plans exceeds height limit within two (2) miles of an airport. Contrary to secs. 8F & 9A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 670.39 feet frontage on Broadway by 677.20 feet in depth (irregular), presently vacant; that it is proposed to erect three buildings, a staff house, 8 stories, 83 feet in height, 127 by 40 feet in area, of Class 1 construction; a student nurses building, 8 stories, 83 feet in height, 109.2 feet by 40 feet, and a garage 70 feet 6 inches by 29 feet 6 inches, one story, 14 feet in height; that the garage will be connected to the main buildings; that it is further proposed to permit the parking of patients', professional and general visitors' cars; and

WHEREAS, the applicant contends that the proposed hospital will be called upon to serve persons residing in a large area of Queens county; that in so large an area, where the automobile is a principal means of transportation, it is a modern necessity to provide adequate transient parking space; that no special parking privileges for a favored group is involved; that as to objection 2, LaGuardia Field is distant approximately 1½ miles from the site of the proposed hospital; that attention is called to the copy of letter dated December 15, 1950 from the Civil Aeronautics Administration to the department of public works, in which it is stated that the proposed Elmhurst hospital will not violate safety criteria established for the safe conduct of flights in and out of LaGuardia airport, and the reply thereto made by the department of public works; that according to the finding of the Civil Aeronautics Administration, it offers no objection to the construction, and in view of the findings of the departments of hospitals and public works that the proposed site is the most favorable, a variation is sought from paragraph 9A to permit the erection of the hospital at the location shown on the site plan; that the required allocation of space for the proper organization and distribution of services in this hospital determines the bulk of the building, and in order to meet objection 2 of paragraph 8 of the zoning resolution, it would be necessary to eliminate the 9th, 10th, 11th floors and the two-story penthouse; that any such reduction in bulk would seriously impair the usefulness of the hospital and any change in layout would create an unsatisfactory plan; and

WHEREAS, the proposed height of the hospital on the Broadway frontage is 156 feet, permitted height is 100 feet and the excess height is 56 feet; that the proposed height of the staff house and student nurses residences on the Baxter avenue frontage is 84.94 feet, permitted height is 81.25 feet and the excess height is 3.69 feet; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision h of the zoning resolution and under section 9-A of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and height district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h as to Objection 1 of N.B. Applic. 6492/49, to permit the areas where proposed, to be occupied for parking, *on condition* that such parking shall be solely for the parking of cars belonging to doctors and other persons connected with the staff of the hospital and patients' visitors and ambulances; that such parking areas shall be properly surfaced; that carriageways not exceeding 20 ft. each in width may be permitted to two proposed parking areas from 78th street, 41st avenue and Baxter avenue; and as to Objection 2, that the proposed structure may be erected to the height proposed and as shown on plans filed with this application marked "Received January 2, 1951" (9 sheets) and "July 3, 1951" (2 sheets), under section 9A, including the set back stories which would be lawfully permitted, except for objection to height under section 9A, provided the buildings are not further increased in height; and as to Objection 1M of Applications 9048 and 9049 of 1950, that this is *withdrawn*, in view of the opinion of the Board that the nurse's home and garage, whether deemed separate buildings or not, are the usual accessories to the hospital which is the main building on the plot and permitted to be on the same lot and permitting the height above curb as proposed under Section 9A and as would be lawfully permitted under Section 8F; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that all permits shall be obtained and work completed under the provisions of Section 22A of the zoning resolution.

89-51-BZ

APPLICANT—Abraham N. Horwitz, for Celestina Vastano, owner.

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SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, sale of accessories, motor vehicle repairs and office, for a term of fifteen years.

PREMISES AFFECTED—218-228 Hamilton avenue and 690-692 Hicks street, southwest corner and 33-43 Luqueer street (Block 513, Lots 29, 33 and 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham N. Horwitz.

For Opposition: Edw. Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (89-51-BZ)

WHEREAS, Abraham N. Horwitz, for Celestina Vastano, owner, filed February 6, 1951 an application under section 7c of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, auto washing, sale of accessories, motor vehicle repairs and office for a term of fifteen years, affect-premises 218 to 228 Hamilton avenue and 690 to 692 Hicks street, southwest corner, and 33 to 43 Luqueer street (Block 513, Lots 29, 33 and 35), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on May 22, 1951, after due notice by publication in the Bulletin; laid over to June 12, 1951, for inspection and decision without further argument; and then laid over to July 3, 1951, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that Luqueer street is in residence and retail use, D area, class 1 height districts; Hicks street, Hamilton avenue and the site are in a residence use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 30, 1951, acting on N.B. Applic. 2309-50, reads:

"1. Proposed Gasoline service station, lubricatorium, auto washing, office, minor repairs & sale of auto accessories, all within a residential use district, is contrary to Art. 2, Sect. 3 of the Zoning Resolution.

and

WHEREAS, the applicant states that the premises consist of a plot, 127 feet, 4 inches frontage by 100 feet in depth (irregular) on which is located a one-story frame and metal building, presently vacant, for which certificate of occupancy 2013-29 has been issued for the manufacturing of water ices; that there is also a frame storage building, one story in height, and it is proposed to erect a modern accessory building along the westerly lot line, install one pump island along the Hamilton avenue frontage only and pave the entire station area; and

WHEREAS, the applicant contends that the block on which the property is located has recently been reduced due to condemnation of a portion of the block for the widening of Hamilton avenue; that prior to this condemnation, the owner of the site owned lot 32 and lot 33 on the northwest corner of Hicks street and Luqueer street with a frontage of 36 feet on Hicks street, and that he acquired lot 32, which contained a one family dwelling, in 1925; that in 1926 he acquired lot 33 which contained a store and dwelling on the corner and a one-story frame factory which still remains on the rear of the lot; that the owner operated a grocery store on the first floor and lived on the upper floor of this corner building; that both of these plots, together with the other lots which make up the present site were condemned by the city for the new highway construction, and the site repre-

sents the irregular area left over after the new line of Hamilton avenue had been established; that this area, although zoned for residence use, is in a run down condition and there has been no new development for many years; that on the northwest corner of Hicks street and Nelson street there is a large two-story engine and boiler works and a junk yard on Hicks street; that in addition there are two garages and another factory within the affected area, and there is no residential development along Hamilton avenue; that the north and south sides of Hamilton avenue at this point are separated by a solid brick wall approximately 14 feet high, which forms a base for a ramp leading to the elevated highway; that this wall runs in front of the entire length of the Hamilton avenue frontage and completely cuts off the area to the north so that this area is totally unaffected by this application; that the use zoning of the entire parcel was changed from business to residence and the area zone changed from C to D on May 18, 1939; that because of the present condition of the neighborhood, and the elevated ramp facing the site, a conforming use is not economically feasible; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c for a term of ten (10) years to permit the premises to be developed as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received February 6, 1951," 5 sheets; that all existing buildings and uses shall be removed; that complete working drawings shall be submitted for approval by the Board and for imposing suitable conditions within six (6) months from the date of this resolution; that the accessory building shall be faced with brick; that after approval of plans all permits shall be obtained and all work completed within the requirements of section 22A of the zoning resolution.

150-51-BZ

APPLICANT—Charles M. Spindler, for Volpe, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building (factory), with an entrance and curb cut more than the permitted distance from the intersection.

PREMISES AFFECTED—92-13 to 92-15 172nd street, east side, 123.86 ft. south of Jamaica avenue (Block 10213, Lot 68), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (150-51-BZ)

WHEREAS, Charles M. Spindler, for Volpe, Inc., owner, filed March 2, 1951 an application under sections 7c and 7A of the zoning resolution, to permit, in residence and business use districts, the erection and maintenance of a business building (factory) with an entrance and curb cut more than the permitted distance from the intersection, affecting premises 92-13 to 92-15 172nd street, east side, 123.86 feet

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south of Jamaica avenue (Block 10213, Lot 68), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application on May 29, 1951 after due notice by publication in the Bulletin; and laid over to July 3, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Jamaica avenue is in a business use, C area, class 1½ height district; 172nd street and the site are in residence and business use, C area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 21, 1951, acting on N.B. Applic. 784-51, reads:

"1. Proposed factory building, permitted in a business use district, but extending into a residence use district, on a plot lying in a business and residence use district is contrary to Art. II, Sec. 3 of the Zoning Resolution.

2. Proposed business entrance and curb cut more than 25' from Jamaica Ave. is contrary to Art. II Sect. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 183.68 feet in depth, presently vacant; that it is proposed to construct a two-story factory building to be used throughout for needle trades, or allied lines and that this is one of the least objectionable types of manufacturing, without noise, fumes or odors; that while the owner contemplates occupying the entire factory himself as soon as business expands sufficiently to require it, his immediate plans are to rent out about half of the space to a tenant in a similar line of business, and it is therefore requested that permission be granted to subdivide the interior to suit the tenants, while maintaining strict compliance with the labor law and all other applicable regulations; and

WHEREAS, in 1916 the entire plot was zoned unrestricted and that on December 7, 1923 the use zone of that portion of the plot more than 160 feet from the line of Jamaica avenue was changed from unrestricted to residence; that on September 27, 1928 the line separating the unrestricted from the residence zone was adjusted by fixtures from 93rd avenue corresponding with those now in force; that on August 2, 1945 that portion of the site now zoned for business was changed from its former unrestricted designation; and

WHEREAS, the applicant contends that abutting the north side of the site is another lot (No. 5), fronting on Jamaica avenue and under the same ownership as the site; that this adjoining lot is now developed with a dwelling on the front and with a one-story masonry factory building at the rear of the lot occupied by the owner as a factory for the manufacture of clothing; that the zone line runs through the plot at an angle so that approximately 25% of the proposed building will lie in the business use district with the balance in the residence use district; that adjoining the site to the south is a lot of the same depth developed with a warehouse having a greater depth than the proposed building and lying entirely within the residence zone; that this warehouse effectively separates the site from the residences to the south and eliminates any possible adverse effects of the proposed building, and that directly opposite the site, also extending into the residence zone, is a garage with a frontage of 153 feet, used as an automotive school; that along the north lot line are the lot line walls of three buildings, a garage and warehouse at the front, the factory on lot 5 under the same ownership, and then the blank rear wall of a beer depot; that a 10-foot wide side yard will be maintained along the south side of the lot, with a curb cut to permit use of this yard for off-street loading; that a 46-foot deep rear yard will be provided which will effectively separate the proposed building from adjoining occupancies; that the type of manufacturing will be one permitted in a business district and the area used for manufacturing will not exceed the area of the lot so that the only question involved is the use of the portion of the plot in the residence district; that

the owner of the site now occupies the adjoining factory on lot 5 and also leases 7,000 square feet of space in Manhattan; that when he purchased the site in 1945, he did so by foreclosing a tax lien for the sole purpose of acquiring a site where he could consolidate his operations and provide for expansion; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the building opposite, indicated as a garage, is occupied as an automotive school; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under sections 7c and 7A of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c, to permit the construction and use of the building as proposed and as indicated on plans filed with this application marked "Received March 2, 1951," 4 sheets, and to permit the entrance to the building under Section 7A as therein proposed and shown, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area beyond what is proposed and shown; that the building may be subdivided to suit tenant requirements as proposed, provided all exit and other requirements are met; that all permits shall be obtained and all work completed within the time required under Section 22A of the zoning resolution.

167-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Krakow Garage Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use, E area district, the extension of existing garage for more than five motor vehicles, nearer to street line than is permitted, and the change of occupancy to a storage garage for more than five motor vehicles, lubricatorium, motor vehicle repairs and car washing.

PREMISES AFFECTED—2902-2920 West 37th street and 3702-3712 Mermaid avenue, southwest corner (Block 7031, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (167-51-BZ)

WHEREAS, Lama, Proskauer and Prober for Krakow Garage Corp., owner, filed March 9, 1951 an application under sections 7c, 7i as to use and section 21 of the zoning resolution as to area, to permit in a business use, E area district, the extension of an existing (storage) garage for more than five motor vehicles nearer to the street line than permitted, and the change of occupancy to a storage garage for more than five motor vehicles, lubricatorium, motor vehicle repairs and car washing, affecting premises 2902 to 2920 West 37th street, and 3702 to 3712 Mermaid avenue, southwest corner (Block 7031, Lot 18), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on June 5, 1951, after due notice by publication in the Bulletin, and laid over to July 3, 1951, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that West 37th street is in a business use,

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E and C area, class 1 height district; Mermaid avenue is in residence and business use, E area, class 1 height districts; the site is in a business use, E area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 5, 1951, acting on Alt. Applic. 264-51, reads:

"1. The proposed extension to this garage for more than five motor vehicles and the change of use to storage garage for more than five motor vehicles, lubrication, minor repairs and car washing in a business use district is contrary to the Zoning Res. Art. II Sect 4(a) (15) & (52).

2. In this "E" area district no portion of the building should be erected nearer than 10' to the street line."

and

WHEREAS, the applicant states that the premises consist of a plot, 160 feet frontage by 100 feet in depth and are presently developed with a one-story fireproof storage garage having a frontage of 100 feet on Mermaid avenue and 100 feet on West 37th street that the first available record, Alt. 4115 of 1917, indicates the building as a public garage and that Alt. 2828-21 was approved to install one 550-gallon gasoline storage tank and one gasoline pump; that part of the site to the south is used for open parking and storage of more than 5 motor vehicles; that no permit is indicated for this use and no certificate of occupancy for the storage garage; and

WHEREAS, it is proposed to maintain the present storage garage for more than five motor vehicles and add the additional permissible use of minor repairs and that the present lubrication and auto laundry will be maintained; that it is further proposed to erect a new extension of fireproof construction to the south, having a frontage of 60 feet on West 37th street and a depth of 100 feet, to be used for the same use of storage garage for more than five motor vehicles; that the present garage has four 550-gallon gasoline storage tanks and it is proposed to install two additional 550-gallon gasoline storage tanks in the new extension; and

WHEREAS, the applicant contends that the district maps accompanying the building zone resolution show that the property is zoned as a business use, class 1 height, E area district, and that as of July 25, 1916 the property was in an unrestricted district and was rezoned to its present use designation on September 25, 1931; that the present garage is a legal use and it is proposed to extend the said garage; that the present and proposed garage extension are located at the entrance to Sea Gate and cannot affect the area and the garage building is the only building on the block, its back and side facing on the athletic field, which cannot be affected; that the present open parking and storage of more than five motor vehicles is a permitted use and the proposed garage will be a distinct advantage, as this site occurs in a summer resort where the parking and storage problem is acute; that the 10 foot setback of the extension from the West 37th street building line would be of no advantage to the area as the present building is erected to the building line and there are no other buildings on the block to be affected; that the zoning across the street does not require a 10 foot setback; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was appropriate case in which to exercise discretion to grant under section 7c of the zoning resolution, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c as to use to permit the extension of the existing garage, and under section 21 as to area as to front yard, substantially as proposed and as indicated on plans filed with this application marked "Received March 9, 1951," 4 sheets, on condition

that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be further increased in height or area; that this building may be occupied as a storage garage in addition to the existing storage garage; that a gasoline storage system may be installed within the proposed extension to permit two (2) 550-gallon gasoline tanks located where shown and with two pumps located not nearer than 10 ft. from the entrance doorway; that minor motor vehicle repairs, with hand tools only, under section 7i and washing of cars may be permitted; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution and that a certificate of occupancy shall be obtained for the existing garage and extension herein permitted.

170-51-BZ

APPLICANT—Lewis B. Carr, for Maple Manor, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of garages (individual) for thirty-six (36) cars to be used accessory to the garden type apartments on the northerly side of 39th avenue.

PREMISES AFFECTED—189-20 39th avenue, south side, 595 ft. west of 192nd street (Block 5324, Lot 55), Auburndale, Borough of Queens.

APPEARANCES—

For Applicant: Lewis B. Carr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (170-51-BZ)

WHEREAS, Lewis B. Carr, for Maple Manor, Inc., owner, filed March 12, 1951, an application under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of garages for thirty-six (36) cars to be used accessory to the garden-type apartments on the northerly side of 39th avenue, affecting premises 189-20 39th avenue, south side, 595 feet west of 192nd street (Block 5324, Lot 55), Auburndale, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 19, 1951, after due notice by publication in the Bulletin, and laid over to July 3, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 190th street is in a residence use, C area and Class 1 height district; 39th avenue and site are in residence and unrestricted use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 15, 1951, acting on N.B. Applic. 2497-50, reads:

"1M. Proposed garage located within a Residence use district is contrary to Art. 2, Sec. 3, Zoning Resolution." and

WHEREAS, the applicant states that the premises consist of a plot 150 ft. front by 100.50 ft. in depth, presently vacant; that it is proposed to construct 36 individual garages in three groups, two to be 21 ft. by 91 ft. 4 in., one story 9 ft. 8 in. in height, each to hold nine cars; that the center group is proposed to be 41 ft. 4 in. by 91 ft. 4 in., one story 9 ft. 8 in. in height, all of Class 3 construction, to hold 18 cars; and

WHEREAS, the applicant states on information from the City Planning Commission, that the subject site is presently

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zoned as residence, C area, Class 1 height district; that as of July 25, 1916, the property fronting on the north side of 39th avenue between Utopia parkway and 192nd street was zoned as a business district and the property fronting on the south side of 39th avenue was in an unrestricted district; that on April 18, 1949, the present use designation was established; that the height and area designations have not been changed since 1916 and no zoning amendment relating to this property is pending at present; the applicant contends that the proposed garages will be used exclusively by the residents of a two-story garden type apartment on the northerly side of 39th avenue; that this project will be occupied by 76 families and at present there is no provisions for off-street parking for those 76 families; that the garages will be of masonry-type construction, brick veneered, the same as the apartments; that the proposed use would be a permitted accessory use to the dwellings if it were possible to put them on the same lot; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variance in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7e for a term of fifteen (15) years, to permit the erection of single car garages, as proposed and as indicated on plans filed with this application marked "Received March 12, 1951," 2 sheets, on condition that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; that complete enclosure walls shall be constructed as shown to separate this property from the adjoining railroad right-of-way; that the sidewalks and curbing in front of the premises shall be constructed or repaired to the satisfaction of the Borough President with no openings therein except two carriage crossings, as indicated, with curb cuts not over 25 ft. in width each; that the balance of the premises where not occupied by proposed garages shall be paved with concrete or approved bituminous paving and there shall be a similar flooring within the garage spaces; that there shall be no openings to adjoining premises along the side or rear lot lines; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

178-51-BZ

APPLICANT—Morton S Cahn, for Nicholas Santoiemma, owner (Greta Cleaners, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change of occupancy of front apartment in basement from residence to business use, (collection point for valet service) for a term of two years.

PREMISES AFFECTED—275 West 73rd street, north side, 80 ft. west of West End avenue (Block 1165, Lot 104), Borough of Manhattan.

APPEARANCES—

For Applicant: Morton S. Cahn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (178-51-BZ)

WHEREAS, Morton S. Cahn, for Nicholas Santoiemma, owner, Greta Cleaners, lessee, filed March 13, 1951 an application under section 7e of the zoning resolution, to permit

in a residence use district the change of occupancy of front apartment in basement from residence to business use (collection point for valet service) for a term of two years, affecting premises 275 West 73rd street, north side, 80 feet west of West End avenue (Block 1165, Lot 104), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on June 5, 1951, after due notice by publication in the Bulletin, and laid over to July 3, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that West 73rd street is in residence and business use, B area, Class 1½ height districts; West End avenue and the site are in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 19, 1951, acting on amendment to Alt. Applic. 2347-50, reads:

"A1. The proposed use of front apartment in basement is still considered as business and is contrary to Art. II, Sec. 3 of the Zoning Resolution of the City of New York."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 feet frontage by 84 feet 4 inches in depth, on which is located a building 20 feet front by 68 feet in depth on the 1st floor, typical floor 56 feet in depth, 4 stories and basement 53 feet in height, of Class 3 construction, for which certificate of occupancy 33711-42 (Alt. 1553-47) was issued for a converted Class A multiple dwelling; that since August 15, 1950 the front basement apartment has been utilized as a collection point for valet service but with no cleaning or pressing actually being done on the premises; that it is proposed to legalize this use so that a new certificate of occupancy may be issued covering same; and

WHEREAS, the applicant contends that in Block 1165, Lot 7 the Riverside Plaza hotel extends a similar service in its building as does also the Commander Hotel in Block 1164, Lot 47; that in Block 1184, Lot 31 the Schwab apartments operates a complete dry cleaning plant on its premises; that all the aforementioned are in a residence zone and are along the 400 foot frontage of the affected area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7, subdivision e of the zoning resolution; and

WHEREAS, the Board found that uses in hotels and in apartments if and when lawfully permitted do not justify permitting unlawful use proposed.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 2347/50, Objection A1, be and it hereby is affirmed and that the application be and it hereby is denied.

398-51-BZ

APPLICANT—Julius Fishkind, for B. L. Building Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a business and undetermined use, D area district and class 1 times height district, the erection and maintenance of multiple dwellings exceeding the allowable height within two miles of an airport (Floyd Bennett Field).

PREMISES AFFECTED—2229 Knapp street, east side, 174.37 ft. south of Avenue V through to Plumb 1st street (Block 7428, Lot 1), 2251 Knapp street, east side, 316.28 ft. north of Whitney avenue through to Plumb 1st street (Block 7528, Lot 10); 2270 Plumb 1st street, northwest corner of Whitney avenue (Block 7528, Lot 19) and 2212 Plumb 1st street, southwest corner of Gerritsen avenue (Block 7528, Lot 75), Borough of Brooklyn.

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APPEARANCES—

For Applicant: Julius Fishkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (398-51-BZ)

WHEREAS, Julius Fishkind, for B. L. Building Corp., owner, filed June 1, 1951 an application under section 9A of the zoning resolution, to permit in business and undetermined use, D area, class 1 times height districts, the erection and maintenance of multiple dwellings exceeding the allowable height within two miles of an airport (Floyd Bennett Field), affecting premises 2229 Knapp street, east side, 174.37 feet south of Avenue V through to Plumb 1st street (Block 7428, Lot 1); 2251 Knapp street, east side, 316.28 feet north of Whitney avenue through to Plumb 1st street (Block 7528, Lot 10); 2270 Plumb 1st street, northwest corner of Whitney avenue (Block 7528, Lot 19) and 2212 Plumb 1st street, southwest corner of Gerritsen avenue (Block 7528, Lot 75), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on July 3, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Knapp street and Avenue V are in a business use, D area, class 1 height district; Whitney avenue, Plumb 1st street and the site are in business and undetermined use, D area and class 1 height districts; and

WHEREAS, the decisions of the borough superintendent, dated May 31, 1951, acting on N.B. Applies. 64, 65, 243 and 247-51, read:

"1. Proposed multiple dwelling exceeds height allowed for areas within two miles of Airport in violation of Article 3, Section 9A, subdiv. (a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 726.64 and 830 feet frontage by 200 feet in depth (irregular) presently vacant; that it is proposed to erect six multiple dwellings; that two will face Plumb street and two will face both Plumb and Knapp streets; that the other two face Knapp street and are not included in this application as they comply, due to the fact that Knapp street is 100 feet in width; and

WHEREAS, the applicant contends that in accordance with section 9A of the zoning resolution, for a building in a height district denoted as 1, it is not permitted to exceed $\frac{7}{8}$ times the width of the street on which the building faces, namely Plumb 1st street, which is a 60 foot street and is therefore limited in height to 52 feet, 6 inches due to the fact that the project is within two miles of the airport; that some of the proposed buildings on Knapp street, directly behind those in question, are permitted a height of 87 feet, 6 inches and half of the other buildings are also permitted 87 feet, 6 inches; that in view of this, it is requested that the same height be permitted for those buildings and part of the buildings which face Plumb 1st street as for those facing Knapp street which is directly behind; that only a height of 63 feet is requested which is sufficient for the buildings; that the Civil Aeronautics Administration has advised that the heights requested would in no way endanger the flight activities of planes in this area; that the grades of runways at Floyd Bennett field average about four to five feet higher than curbs at the project; that the buildings are set back 10 feet from the building lines in every case so that the distance from building line to building line is 70 feet although the mapped streets show only 60 feet, and that a 70 foot street would permit higher buildings than those allowed

by section 9A; that the Nostrand housing project which is directly adjacent to these proposed buildings are six stories in height and exceed 52 feet, 6 in.; that the height district has not been changed since July 25, 1916, but the new section written into the zoning law for the purpose of limiting heights adjacent to airports makes this application necessary; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under Section 9A of the zoning resolution,

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the height district regulations of the zoning resolution and that the application be and it hereby is granted under Section 9A, to permit the height of the proposed buildings to be substantially as proposed and as indicated on plans filed with this application, marked "Received June 1, 1951" (10 sheets) and "July 7, 1951" (2 sheets), on condition that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

APPEAL FROM ADMINISTRATIVE DECISION

946-50-A

APPLICANT—Lama, Proskauer and Prober, for Frank A. Zunino, Jr., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—116-120 West 49th street, south side, 228 ft. 4 in. west of Avenue of the Americas (Block 1001, Lots 42, 43 and 44), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (946-50-A)

WHEREAS, Lama, Proskauer and Prober, for Frank A. Zunino, Jr., owner, filed December 14, 1950, an appeal from a decision of the borough superintendent, affecting 116-120 West 49th street, south side, 228 ft. 4 in. west of the Avenue of the Americas (Block 1001, Lots 42, 43 and 44), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated November 15, 1950, acting on N.B. Applic. 201-50, reads:

"2. Provide two means of exit from every floor to street as per Art. 7, Bldg. Code."

and

WHEREAS, the applicant states that the proposed building is in a retail 1 use, B area, Class 2 height district, to be used and occupied as a class 1 construction garage for more than five motor vehicles, from cellar to the 6th stories, and for storage of more than five motor vehicles on the roof; that the building is equipped with one 3 ft. 8 in. wide, steel interior fireproof stairs, fireproof enclosed, equipped with fireproof self-closing doors extending from roof bulkhead direct to street and one steel interior fireproof stairs, fireproof enclosed at the front of the building extending to roof; and

WHEREAS, the applicant contends that the premises are developed with three 4-story and basement brick buildings which are proposed to be demolished; that it is proposed to erect a modern fireproof building having a frontage of 71 ft. 8 in., irregular in depth, of 100 ft. 5 in. six stories and cellar in height for use as garage for more than five motor

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vehicles on all floors, including the cellar and roof; that the building will be provided with two fireproof enclosed stairways leading to the street; that stairs will be 3 ft. 8 in. in width of steel construction; that the cellar has a means of egress to the fireproof stairs and emergency exit by an iron ladder to sidewalk; that the building will be Class 1 fireproof and will have two elevators.

Resolved, that the order of the borough superintendent, acting on N.B. Applic. 201-50, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that two means of exit from each floor to the street shall be provided under the requirements of the resolution adopted this day under Cal. 934-50-BZ, and the plans included therein; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as therein modified under such calendar number.

Adjourned: 12:55 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JULY 3, 1951, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIALS AND APPLIANCE SUBMITTED FOR APPROVAL

234-49-SM

APPLICANT—Metal Lath Manufacturers Association, for Alabama Metal Lath Company, owner-manufacturer.
SUBJECT—2 inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition (for use as a non-bearing, one-hour fire-resistive, non-combustible partition), approval of.

APPEARANCES—

For Applicant: Donald R. Wadle.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (234-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 234-49-SM May 18, 1951
Subject: Two (2) Inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition, approval of.

Metal Lath Manufacturers Association, Cleveland, Ohio, for Alabama Metal Lath Company, Birmingham, Alabama, filed March 7, 1949, an application with the Board of Standards and Appeals for approval of the material known as the Two (2) inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition under the provisions of C26-88.0; C26-191.0, C26-239.0, C26-240, C26-241.0, C26-244, C26-636.0, C26-637.0, C26-638.0.3 and C26-688.0 Administrative Building Code, and the pertinent sections of the Multiple Dwelling Law.

Purpose

This material is to be used as an incombustible, non-load-bearing one hour fireproof partition.

Description

The partition consists of incombustible materials so assembled as to form a fireproof partition. The component parts

of the panel consists of the following materials; metal ceiling runner, metal base assembly, tie wire, metal lath and sanded gypsum plaster. The metal lath being either Diamond mesh, $\frac{3}{8}$ " Rib or Rod Rib Lath weighing a minimum of 3.4 lbs. per sq. yard.

Inspection and Test

Whereas, the Metal Lath Manufacturers Association had filed for ten manufacturing members of the Association, and as each member of the association did not make all the component parts of the finished partition, and further, that individual fire, hose stream, and impact tests, would be impractical and be a redundant operation; if run for all possible combinations of various component parts, the Board decided to test two panels of representative materials, manufactured by various members of the Metal Lath Manufacturers Association.

In line with this decision, the Metal Lath Manufacturers Association submitted to the Board samples of the products of all the various manufacturers and the Committee on Test, after examination and careful inspection of the various samples, picked the component parts to be used in the make-up of the two test panels.

Materials used in Test Panel:

Panel "A"—Diamond Mesh Metal Lath and Sanded Gypsum Plaster.

Materials used: Ceiling Runner; United States Gypsum Company Ceiling Runner, 24 gauge metal formed into an "L" shape $2\frac{1}{2}$ " x $\frac{5}{8}$ ".

Metal Base Assembly; Penn Metal, flat "U" shaped 1" Floor Runner #125; 20 gauge steel; Metal Base Plates #100 20 gauge steel $2\frac{1}{2}$ " high cold rolled $\frac{3}{4}$ " lathing channel $2\frac{1}{2}$ " long used as spacers.

Metal Lath; Regular flat expanded Diamond Mesh Metal Lath manufactured by Bostwick Steel Lath Co. weighing 3.4 lbs. per square yard.

Tie Wire; No. 18 W and M gauge galvanized soft annealed wire.

Plaster; Regular gypsum plaster as manufactured by both the National Gypsum Co. and United States Gypsum Co.

Lime; National Gypsum Co. Gold Bond Lime and United States Gypsum Co. Grand Prize Lime.

Gauging Plaster, National Gypsum Co. Gold Bond Super White Slow Set Gauging Plaster and United States Gypsum Co. Red Top Slow Set Gauging Plaster.

Panel "B": Rod Rib Lath and $\frac{3}{8}$ " Rib Lath and Sanded Gypsum Plaster.

Material used:

Ceiling Runner; Milcor Ceiling Runner as manufactured by Inland Steel Products Co. 28 gauge, formed into an "L" shape $2\frac{1}{2}$ " x $9\frac{1}{16}$ ".

Metal Base Assembly; Milcor, as manufactured by Inland Steel Products Co. consisting of No. 666-D Double Base Clip for 2" partition made from 18 gauge steel and No. 666 Metal Base made from 20 gauge steel.

Metal Lath; Two types of ribbed metal lath were used in Panel "B", Penn Metal $\frac{3}{8}$ " Rib Lath; this lath weighed 3.4 lbs. per square yard with the ribs spaced $4\frac{1}{2}$ " on centers. The rod ribbed lath was manufactured by Wheeling Corrugating Co., this lath weighing 3.4 lbs. per square yard and is flat expanded metal lath stiffened with pairs of No. 11 gauge steel rods welded to the lath, spaced 7" on center.

The tie-wire, plaster, lime and gauging plaster were the same as used on Panel "A".

Construction of test panel:

Panel "A". The test panel was a partition 10'-0" x 10'-0" x 2" and was constructed as follows:

The United States Gypsum Co. "L" shaped ceiling runner was attached to the top of the test frame with concrete stub nails.

The Diamond Mesh Metal Lath was erected with the long dimension vertical and was spliced with #18 gauge tie wire. As the sheets of lath were applied the splices were staggered

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in the courses. The sheets of lath were attached to the ceiling runner with ties of #18 gauge wire spaced 6" on center.

The lath was kept taut and was lapped at the end not less than 1", at the sides not less than 1/2" and the sides of the sheets were tied vertically at 6" intervals.

The lath was butted against the top and sides of the test frame. On one side of the panel a 1" x 3" cornerite was applied. The 1" edge of the cornerite was attached to the test frame. On the other side of the panel an "L" shaped U. S. Gypsum ceiling runner was attached to the test yoke. The lath was attached to the runner by wire ties spaced 6" on centers vertically.

The Penn Metal 1" Floor Base was attached to the bottom of the test frame. The metal base #100 was hooked into each side of the floor runner and wire clips #13 were inserted through the metal lath and dropped into the slots in the top of the metal base in order to hold the metal base in place. A 2 1/2" piece of 3/4" channel was inserted between the metal lath and the metal base as a spacer to steady the assembly prior to grouting of the base.

The metal base assembly was grouted with a 1 to 2 mix of sanded gypsum plaster thus anchoring and centering the lath in the metal base assembly and adding rigidity to the lower portion of the metal lath.

The partition was temporarily braced for plastering, with two horizontal braces extending the full width of the partition. One vertical brace was used and it was tied to the two horizontal braces.

Two different brands of plaster were used in the test panel. National Gypsum Co. materials were used on one half of the panel, dividing the panel about the vertical axis, and U. S. Gypsum Co. materials were used on the other half of the panel.

The plaster was applied in the following manner. The scratch coat was applied on the side opposite the bracing; then the brown coat. The bracing was removed and the scratch and brown coat was applied to the face that had been braced.

The mix for the scratch and brown was one part of gypsum to two parts of sand, by weight.

After the base coat of plaster had set a finish coat was applied. The mix for the finish coat was 3 parts of lime putty to 1 part of slow set gauging plaster by volume.

Panel "B"

The Milcor "L" shaped ceiling runner was attached to the top of the frame.

The Milcor Double Base Clips No. 666-D with a "V" slot were nailed to the bottom of the test frame. Milcor Metal Base Plate Plates No. 666 were attached to both sides of the base clips by the prongs of the clips, engaging the flange of the metal base.

The metal lath was erected with the long dimension of the sheets vertical and was securely spliced with #18 gauge wire 6" on centers.

The end of the 3/8" rib lath, applied to one half of the test frame, about the vertical axis, was inserted into the "V" slot of the double base clips and the other end was attached to the ceiling runner with #18 tie wire at each rib.

The rod ribbed lath was similarly attached in the second half of the test frame.

The temporary bracing and plastering were identical to Panel "A".

Panels of similar construction, except that the size was 8'-6" high by 17'-1 1/2" long were constructed at the same time for the purpose of impact testing, as required by the Board.

Fire and Hose Stream Test: The fire and hose stream test was conducted in accordance with the requirements of C26-579.0 through C26-587.0 and C26-591. and C26-592.0 Administrative Building Code.

The impact test was conducted in accordance with the requirements of the Board and consisted of subjecting the panel to the impact of a 60 lb. sandbag, swung through successive arcs of 30°, 45°, 60° and 90° measuring the deflection and permanent set. The point of impact of the bag being at the geometrical center of the panel.

The tests, mentioned above, conducted at Ohio State University, were witnessed by Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and D. R. Wadle and C. S. Reed of the Metal Lath Mfg. Association. The tests were conducted by J. R. Shanks, L. E. Vandergrift and J. G. Birle of Ohio State University.

Test Results.

Panel "A"

Fire Test:

Initial temperature; 54° F.

End point, average of all surface couples, 54° + 250° = 304° F.

End point, high single couple, =

$$250 + (30\% \times 250^\circ) + \text{Initial Temp.} = 250 + 75 + 54 = 379^\circ \text{ F.}$$

The end point, average of all surface couples was reached at 62.75 minutes.

The maximum deflection, of 4.03 inches was reached at 60 minutes.

Hose Test: The panel successfully withstood the hose stream test and no breakthrough of the panel occurred.

Impact Test

Arc	Deflection	Perm. Set
30°	.061"	.013"
45°	.156"	.019"
60°	.227"	.022"
90°	.372"	.022"

Nine additional 90° blows were recorded and the deflection at the 10th 90° was .582" and the permanent set was .021".

A hairline crack, barely visible, occurred at the 60° drop and any additional cracks that developed during the test were of the hair line type. There were no pronounced cracks visible.

Panel "B"

Fire Test:

Initial Temperature = 70° F.

End point, average of all surface couples = 70° + 250° = 320° F.

End point high single couple = 25° + (30% x 250°) + 70° = 395° F.

The end point, high single couple was reached at 69.25 minutes.

The maximum deflection of 4.70 inches was reached at 69 minutes.

Hose Test: The panel successfully withstood the hose stream test and no breakthrough of the panel occurred.

Impact Test

Arc	Deflection	Perm. Set
30°	.080"	.007"
45°	.179"	.014"
60°	.275"	.016"
90°	.400"	.016"

A total of 50 blows from the 90° arc position were struck and the total damage to the partition were a series of hair line cracks. There were no pronounced cracks visible.

The complete test reports of Ohio State University are on file with and are part of the record.

Recommendation

On the basis of the inspection and the successful result of the tests, the data filed by the applicant, and the test panel being constructed of materials furnished, not only by the Alabama Metal Lath Company, but also by other metal lath and metal lath accessory companies, the Committee on Test recommends the approval of the Alabama Metal Lath Company's 3.4 lbs. per sq. yd. Diamond Wire Mesh and 3/8" x 3.4 lbs. per sq. yd. rib lath for use in an incombustible, non-load-bearing, one hour fireproof 2" studless metal lath and sanded gypsum plaster partition, under the provisions of C26-88.0, C26-191.0, C26-239.0, C26-240.0, C26-241.0, C26-636.0, C26-637.0, C26-638.0.3 and C26-688.0 Administrative

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Building Code, and the pertinent sections of the Multiple Dwelling Law,—when installed in accordance with the provisions of this report, and when all component parts of such partitions are of approved types, installed in accordance with their individual approvals.

The Committee further recommends that 3.4 lbs. per sq. yd. Diamond Wire Mesh and $\frac{3}{8}$ " x 3.4 lbs. per sq. yd. rib lath and/or metal lath accessories manufactured by Alabama Metal Lath Company for use in the 2" Studless Metal Lath partition, recommended for approval under this resolution when delivered shall be tagged or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 234-49-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

235-49-SM

APPLICANT—Metal Lath Manufacturers Association, for Bostwick Steel Lath Company, owner—manufacturer.

SUBJECT—2 inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition (for use as a non-bearing, one-hour fire-resistive, non-combustible partition), approval of.

APPEARANCES—

For Applicant: Donald R. Wadle.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (235-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 235-49-SM

May 21, 1951

Subject: Metal Lath Manufacturers Association, Cleveland, Ohio for Bostwick Steel Lath Co., Niles, Ohio, filed March 7, 1949, an application with the Board of Standards and Appeals for approval of the material known as the Two (2) inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition under the provisions of C26-88.0; C26-191.0, C26-239.0, C26-240, C26-241.0, C26-244, C26-636.0, C26-637.0, C26-638.0.3 and C-26-688.0 Administrative Building Code, and the pertinent sections of the Multiple Dwelling Law.

Purpose

This material is to be used as an incombustible, non load-bearing one hour fireproof partition.

Description

The partition consists of incombustible materials so assembled as to form a fireproof partition. The component parts of the panel consists of the following materials; metal ceiling runner, metal base assembly, tie wire, metal lath and sanded gypsum plaster. The metal lath being either Diamond mesh, $\frac{3}{8}$ " Rib or Rod Rib Lath weighing a minimum of 3.4 lbs. per sq. yard.

Inspection and Test

Whereas, the Metal Lath Manufacturers Association had filed for ten manufacturing members of the Association, and as each member of the association did not make all the component parts of the finished partition, and further, that individual fire, hose stream, and impact tests, would be impractical and be a redundant operation; if run for all possible combinations of various component parts, the Board decided to test two panels of representative materials, manufactured by various members of the Metal Lath Manufacturers Association.

In line with this decision, the Metal Lath Manufacturers Association submitted to the Board samples of the products of all the various manufacturers and the Committee on Test, after examination and careful inspection of the various samples, picked the component parts to be used in the make-up of the two test panels.

Materials used in Test Panel:—

Panel "A"—Diamond Mesh Metal Lath and Sanded Gypsum Plaster.

Materials used:—Ceiling Runner; United States Gypsum Company Ceiling Runner, 24 gauge metal formed into an "L" shape $2\frac{1}{2}$ " x $\frac{5}{8}$ ".

Metal Base Assembly; Penn Metal, flat "U" shaped 1" floor Runner #125, 20 gauge steel; Metal Base Plates #100 20 gauge steel $2\frac{1}{2}$ " high cold rolled $\frac{3}{4}$ " lathing channel $2\frac{1}{2}$ " long used as spacers.

Metal Lath; Regular flat expanded Diamond Mesh Metal Lath manufactured by Bostwick Steel Lath Co. weighing 3.4 lbs. per square yard.

Tie Wire; No. 18 W and M. Gauge galvanized soft annealed wire.

Plaster; Regular gypsum plaster as manufactured by both the National Gypsum Co. and United States Gypsum Co.

Lime; National Gypsum Co. Gold Bond Lime and United States Gypsum Co. Grand Prize Lime.

Gauging Plaster, National Gypsum Co. Gold Bond Super White Slow Set Gauging Plaster and United States Gypsum Co. Red Top Slow Set Gauging Plaster.

Panel "B": Rod Rib Lath and $\frac{3}{8}$ " Rib Lath and Sanded Gypsum Plaster.

Material used:

Ceiling Runner; Milcor Ceiling Runner as manufactured by Inland Steel Products Co. 28 gauge, formed into an "L" shape $2\frac{1}{2}$ " x $9\frac{1}{16}$ ".

Metal Base Assembly; Milcor, as manufactured by Inland Steel Products Co. consisting of No. 666-D Double Base Clip for 2" partition made from 18 gauge steel and No. 666 Metal Base made from 20 gauge steel.

Metal Lath; Two types of ribbed metal lath were used in Panel "B", Penn Metal $\frac{3}{8}$ " Rib Lath; this lath weighed 3.4 lbs. per square yard with the ribs spaced $4\frac{1}{2}$ " on centers. The rod ribbed lath was manufactured by Wheeling Corrugating Co.; this lath weighing 3.4 lbs. per square yard and is flat expanded metal lath stiffened with pairs of No. 11 gauge steel rods welded to the lath, spaced 7" on center.

The tie-wire, plaster, lime and gauging plaster were the same as used on Panel "A".

Construction of test panel:

Panel "A". The test panel was a partition 10' 0" x 10' 0" x 2" and was constructed as follows:

The United States Gypsum Co. "L" shaped ceiling runner was attached to the top of the test frame with concrete stub nails.

The Diamond Mesh Metal Lath was erected with the long dimension vertical and was spliced with #18 gauge tie wire. As the sheets of lath were applied the splices were staggered in the courses. The sheets of lath were attached to the ceiling runner with ties of #18 gauge wire spaced 6" on center.

The lath was kept taut and was lapped at the end not less than 1", at the sides not less than $\frac{1}{2}$ " and the sides of the sheets were tied vertically at 6" intervals.

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The lath was butted against the top and sides of the test frame. On one side of the panel a 1" x 3" cornerite was applied. The 1" edge of the cornerite was attached to the test frame. On the other side of the panel an "L" shaped U. S. Gypsum ceiling runner was attached to the test yoke. The lath was attached to the runner by wire ties spaced 6" on centers vertically.

The Penn Metal 1" Floor Base was attached to the bottom of the test frame. The metal base #100 was hooked into each side of the floor runner and wire clips #113 were inserted through the metal lath and dropped into the slots in the top of the metal base in order to hold the metal base in place. A 2½" piece of ¾" channel was inserted between the metal lath and the metal base as a spacer to steady the assembly prior to grouting of the base.

The metal base assembly was grouted with a 1 to 2 mix of sanded gypsum plaster thus anchoring and centering the lath in the metal base assembly and adding rigidity to the lower portion of the metal lath.

The partition was temporarily braced for plastering, with two horizontal braces extending the full width of the partition. One vertical brace was used and it was tied to the two horizontal braces.

Two different brands of plaster were used in the test panel. National Gypsum Co. materials were used on one half of the panel, dividing the panel about the vertical axis, and U. S. Gypsum Co. materials were used on the other half of the panel.

The plaster was applied in the following manner. The scratch coat was applied on the side opposite the bracing; then the brown coat. The bracing was removed and the scratch and brown coat was applied to the face that had been braced.

The mix for the scratch and brown was one part of gypsum to two parts of sand, by weight.

After the base coat of plaster had set a finish coat was applied. The mix for the finish coat was 3 parts of lime putty to 1 part of slow set gauging plaster by volume.

Panel "B"

The Milcor "L" shaped ceiling runner was attached to the top of the frame.

The Milcor Double Base Clips No. 666-D with a "V" slot were nailed to the bottom of the test frame. Milcor Metal Base Plates No. 666 were attached to both sides of the base clips by the prongs of the clips, engaging the flange of the metal base.

The metal lath was erected with the long dimension of the sheets vertical and was securely spliced with #18 gauge wire 6" on centers.

The end of the ⅜" rib lath, applied to one half of the test frame, about the vertical axis, was inserted into the "V" slot of the double base clips and the other end was attached to the ceiling runner with #18 tie wire at each rib.

The rod ribbed lath was similarly attached in the second half of the test frame.

The temporary bracing and plastering were identical to Panel "A".

Panels of similar construction, except that the size was 8' 6" high by 17' 1½" long were constructed at the same time for the purpose of impact testing, as required by the Board.

Fire and Hose Stream Test: The fire and hose stream test was conducted in accordance with the requirements of C26-579.0 through C26-587.0 and C26-591. and C26-592.0 Administrative Building Code.

The impact test was conducted in accordance with the requirements of the Board and consisted of subjecting the panel to the impact of a 60 lb. sandbag, swung through successive arcs of 30°, 45°, 60°, and 90° measuring the deflection and permanent set. The point of impact of the bag being at the geometrical center of the panel.

The tests, mentioned above, conducted at Ohio State University, were witnessed by Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and D. R. Wadle and C. S. Reed of the Metal Lath Mfg. Association.

The tests were conducted by J. R. Shanks, L. E. Vandergrift and J. G. Birle of Ohio State University.

Test Results

Panel "A"

Fire Test:

Initial temperature; 54° F.

End point, average of all surface couples, 54° + 250° = 304° F.

End point, high single couple, =

250 + (30% x 250°) + Initial Temp.

250 + 75 + 54 = 379° F.

The end point, average of all surface couples was reached at 62.75 minutes.

The maximum deflection, of 4.03 inches was reached at 60 minutes.

Hose Test: The panel successfully withstood the hose stream test and no breakthrough of the panel occurred.

Impact Test

Arc	Deflection	Perm. Set
30°	.061"	.013"
45°	.156"	.019"
60°	.227"	.022"
90°	.372"	.022"

Nine additional 90° blows were recorded and the deflection at the 10th 90° was .582" and the permanent set was .021".

A hairline crack, barely visible, occurred at the 60° drop and any additional cracks that developed during the test were of the hair line type. There were no pronounced cracks visible.

Panel "B"

Fire Test:

Initial Temperature = 70° F.

End point, average of all surface couples = 70° + 250° = 320° F.

End point high single couple = 250" + (30% x 250°) + 70° = 395° F.

The end point, high single couple was reached at 69.25 minutes.

The maximum deflection of 4.70 inches was reached at 69 minutes.

Hose Test: The panel successfully withstood the hose stream test and no breakthrough of the panel occurred.

Impact Test

Arc	Deflection	Perm. Set
30°	.080"	.007"
45°	.179"	.014"
60°	.275"	.016"
90°	.400"	.016"

A total of 50 blows from the 90° arc position were struck and the total damage to the partition were a series of hair line cracks. There were no pronounced cracks visible.

The complete test reports of Ohio State University are on file with and are part of the record.

Recommendation

On the basis of the inspection and the successful result of the tests, the data filed by the applicant, and the test panel being constructed of materials furnished, not only by the Bostwick Steel Lath Company, but also by other metal lath and metal lath accessory companies, the Committee on Test recommends the approval of the Bostwick Steel Company's 3.4 lbs. per sq. yd. Diamond Wire Mesh and ⅜" x 3.4 lbs. per sq. yd. rib lath for use in an incombustible, non-load-bearing, one hour fireproof 2" studless metal lath and sanded gypsum plaster partition, under the provisions of C26-88.0, C26-191.0, C26-239.0, C26-240.0, C26-241.0, C26-636.0, C26-637.0, C26-638.0.3 and C26-688.0 Administrative Building Code, and the pertinent sections of the Multiple Dwelling Law,—when installed in accordance with the provisions of this report, and when all component parts of such partitions

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are of approved types, installed in accordance with their individual approvals.

The Committee further recommends that 3.4 lbs. per sq. yd. Diamond Wire Mesh and $\frac{3}{8}$ " x 3.4 lbs. per sq. yd. rib lath and/or metal lath accessories manufactured by Bostwick Steel Lath Company for use in the 2" Studless Metal Lath partition, recommended for approval under this resolution when delivered shall be tagged or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 235-49-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

236-49-SM

APPLICANT—Metal Lath Manufacturers Association, for Ceco Steel Products Corporation, owner-manufacturer.

SUBJECT—2 inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition (for use as a non-bearing, one-hour fire-resistive, non-combustible partition), approval of.

APPEARANCES—

For Applicant: Donald R. Wadle.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (236-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 236-49-SM May 29, 1951
Subject: Two (2) Inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition, approval of.

Metal Lath Manufacturers Association, Cleveland, Ohio for Ceco Steel Products Corporation, Chicago, Ill., filed March 7, 1949, an application with the Board of Standards and Appeals for approval of the material known as the Two (2) inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition under the provisions of C26-88.0, C26-191.0, C26-239.0, C26-240, C26-241.0, C26-244, C26-636.0, C26-637.0, C26-638.0.3, and C26-688.0 Administrative Building Code, and the pertinent sections of the Multiple Dwelling Law.

Purpose

This material is to be used as an incombustible, non-load-bearing one hour fireproof partition.

Description

The partition consists of incombustible materials so assembled as to form a fireproof partition. The component parts of the panel consists of the following materials; metal ceiling runner, metal base assembly, tie wire, metal lath and sanded gypsum plaster. The metal lath being either Diamond mesh, $\frac{3}{8}$ " Rib or Rod Rib Lath weighing a minimum of 3.4 lbs. per sq. yard.

Inspection and Test

Whereas, the Metal Lath Manufacturers Association had filed for ten manufacturing members of the Association, and as each member of the association did not make all the component parts of the finished partition, and further, that individual fire, hose stream, and impact tests, would be imprac-

tical and be a redundant operation; if run for all possible combinations of various component parts, the Board decided to test two panels of representative materials, manufactured by various members of the Metal Lath Manufacturers Association.

In line with this decision, the Metal Lath Manufacturers Association submitted to the Board samples of the products of all the various manufacturers and the Committee on Test, after examination and careful inspection of the various samples, picked the component parts to be used in the make-up of the two test panels.

Materials used in Test Panel:

Panel "A"—Diamond Mesh Metal Lath and Sanded Gypsum Plaster.

Materials used: Ceiling Runner; United States Gypsum Company Ceiling Runner, 24 gauge metal formed into an "L" shape $2\frac{1}{2}$ " x $\frac{5}{8}$ ".

Metal Base Assembly; Penn Metal, flat "U" shaped 1" Floor Runner #125, 20 gauge steel; Metal Base Plates #100 20 gauge steel $2\frac{1}{2}$ " high cold rolled $\frac{3}{4}$ " lathing channel $2\frac{1}{2}$ " long used as spacers.

Metal Lath; Regular flat expanded Diamond Mesh Metal Lath manufactured by Bostwick Steel Lath co. weighing 3.4 lbs. per square yard.

Tie Wire; No. 18 W and M gauge galvanized soft annealed wire.

Plaster; Regular gypsum plaster as manufactured by both the National Gypsum Co. and United States Gypsum Co.

Lime; National Gypsum Co. Gold Bond Lime and United States Gypsum Co. Grand Prize Lime.

Gauging Plaster; National Gypsum Co. Gold Bond Super White Slow Set Gauging Plaster and United States Gypsum Co. Red Top Slow Set Gauging Plaster.

Panel "B": Rod Rib Lath and $\frac{3}{8}$ " Rib Lath and Sanded Gypsum Plaster.

Material used:

Ceiling Runner; Milcor Ceiling Runner as manufactured by Inland Steel Products Co. 28 gauge, formed into an "L" shape $2\frac{1}{2}$ " x $9\frac{1}{16}$ ".

Metal Base Assembly; Milcor, as manufactured by Inland Steel Products Co. consisting of No. 666-D Double Base Clip for 2" partition made from 18 gauge steel and No. 666 Metal Base made from 20 gauge steel.

Metal Lath; Two types of ribbed metal lath were used in Panel "B", Penn Metal $\frac{3}{8}$ " Rib Lath; this lath weighed 3.4 lbs. per square yard with the ribs spaced $4\frac{1}{2}$ " on centers. The rod ribbed lath was manufactured by Wheeling Corrugating Co.; this lath weighing 3.4 lbs. per square yard and is flat expanded metal lath stiffened with pairs of No. 11 gauge steel rods welded to the lath, spaced 7" on center.

The tie-wire, plaster, lime and gauging plaster were the same as used on Panel "A".

Construction of test panel:

Panel "A". The test panel was a partition 10'-0" x 10'-0" x 2" and was constructed as follows:

The United States Gypsum Co. "L" shaped ceiling runner was attached to the top of the test frame with concrete stub nails.

The Diamond Mesh Metal Lath was erected with the long dimension vertical and was spliced with #18 gauge tie wire. As the sheets of lath were applied the splices were staggered in the courses. The sheets of lath were attached to the ceiling runner with ties of #18 gauge wire spaced 6" on center.

The lath was kept taut and was lapped at the end not less than 1", at the sides not less than $\frac{1}{2}$ " and the sides of the sheets were tied vertically at 6" intervals.

The lath was butted against the top and sides of the test frame. On one side of the panel a 1" x 3" cornerite was applied. The 1" edge of the cornerite was attached to the test frame. On the other side of the panel an "L" shaped U. S. Gypsum ceiling runner was attached to the test yoke. The lath was attached to the runner by wire ties spaced 6" on centers vertically.

The Penn Metal 1" Floor Base was attached to the bottom

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of the test frame. The metal base #100 was hooked into each side of the floor runner and wire clips #113 were inserted through the metal lath and dropped into the slots in the top of the metal base in order to hold the metal base in place. A 2½" piece of ¾" channel was inserted between the metal lath and the metal base as a spacer to steady the assembly prior to grouting of the base.

The metal base assembly was grouted with a 1 to 2 mix of sanded gypsum plaster thus anchoring and centering the lath in the metal base assembly and adding rigidity to the lower portion of the metal lath.

The partition was temporarily braced for plastering, with two horizontal braces extending to full width of the partition. One vertical brace was used and it was tied to the two horizontal braces.

Two different brands of plaster were used in the test panel. National Gypsum Co. materials were used on one half of the panel, dividing the panel about the vertical axis, and U. S. Gypsum Co. materials were used on the other half of the panel.

The plaster was applied in the following manner. The scratch coat was applied on the side opposite the bracing; then the brown coat. The bracing was removed and the scratch and brown coat was applied to the face that had been braced.

The mix for the scratch and brown was one part of gypsum to two parts of sand, by weight.

After the base coat of plaster had set a finish coat was applied. The mix for the finish coat was 3 parts of lime putty to 1 part of slow set gauging plaster by volume.

Panel "B"

The Milcor "L" shaped ceiling runner was attached to the top of the frame.

The Milcor Double Base Clips No. 666-D with a "V" slot were nailed to the bottom of the test frame. Milcor Metal Base Plates No. 666 were attached to both sides of the base clips by the prongs of the clips, engaging the flange of the metal base.

The metal lath was erected with the long dimension of the sheets vertical and was securely spliced with #18 gauge wire 6" on centers.

The end of the ¾" rib lath, applied to one half of the test frame, about the vertical axis, was inserted into the "V" slot of the double base clips and the other end was attached to the ceiling runner with #18 tie wire at each rib.

The rod ribbed lath was similarly attached in the second half of the test frame.

The temporary bracing and plastering were identical to Panel "A".

Panels of similar construction, except that the size was 8'-6" high by 17'-1½" long were constructed at the same time for the purpose of impact testing, as required by the Board.

Fire and Hose Stream Test: The fire and hose stream test was conducted in accordance with the requirements of C26-579.0 through C26-587.0 and C26-591. and C26-592.0 Administrative Building Code.

The impact test was conducted in accordance with the requirements of the Board and consisted of subjecting the panel to the impact of a 60 lb. sandbag, swung through successive arcs of 30°, 45°, 60°, and 90° measuring the deflection and permanent set. The point of impact of the bag being at the geometrical center of the panel.

The tests, mentioned above, conducted at Ohio State University, were witnessed by Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and D. R. Wadle and C. S. Reed of the Metal Lath Mfg. Association. The tests were conducted by J. R. Shanks, L. E. Vandergrift and J. G. Birle of Ohio State University.

Test Results

Panel "A"

Fire Test:

Initial temperature; 54° F.

End point, average of all surface couples, 54°-250° = 304° F.

End point, high single couple,

$$250 + (30\% \times 250^\circ) + \text{Initial Temp.} \\ 250 + 75 + 54 = 379^\circ \text{ F.}$$

The end point, average of all surface couples was reached at 62.75 minutes.

The maximum deflection, of 4.03 inches was reached at 60 minutes.

Hose Test: The panel successfully withstood the hose stream test and no breakthrough of the panel occurred.

Impact Test

Arc	Deflection	Perm. Set
30°	.061"	.013"
45°	.156"	.019"
60°	.227"	.022"
90°	.372"	.022"

Nine additional 90° blows were recorded and the deflection at the 10th 90° was .582" and the permanent set was .021".

A hairline crack, barely visible, occurred at the 60° drop and any additional cracks that developed during the test were of the hair line type. There were no pronounced cracks visible.

Panel "B"

Fire Test:

Initial Temperature = 70° F.

End point, average of all surface couples = 70°-250° = 320° F.

End point high single couple = 250°-(30% x 250°)-70° = F.

The end point, high single couple was reached at 69.25 minutes.

The maximum deflection of 4.70 inches was reached at 69 minutes.

Hose Test: The panel successfully withstood the hose stream test and no breakthrough of the panel occurred.

Impact Test

Arc	Deflection	Perm. Set
30°	.080"	.007"
45°	.179"	.014"
60°	.275"	.016"
90°	.400"	.016"

A total of 50 blows from the 90° arc position were struck and the total damage to the partition were a series of hair line cracks. There were no pronounced cracks visible.

The complete test reports of Ohio State University are on file with and are part of the record.

Recommendation

On the basis of the inspection and the successful result of the tests, the data filed by the applicant, and the test panel being constructed of materials furnished, not only by the Ceco Steel Products Corp., but also by other metal lath and metal lath accessory companies, the Committee on Test recommends the approval of the Ceco Steel Products Corp. 3.4 lbs. per sq. yd. Diamond Wire Mesh and ¾" x 3.4 lbs. per sq. yd. rib lath for use in an incombustible, non-load-bearing, one hour fireproof 2" studless metal lath and sanded gypsum plaster partition, under the provisions of C26-88.0, C26-191.0, C26-239.0, C26-240.0, C26-241.0, C26-636.0, C26-637.0, C26-638.0.3 and C26-688.0 Administrative Building Code, and the pertinent sections of the Multiple Dwelling Law,—when installed in accordance with the provisions of this report, and when all component parts of such partitions are of approved types, installed in accordance with their individual approvals.

The Committee further recommends that 3.4 lbs. per sq. yd. Diamond Wire Mesh and ¾" x 3.4 lbs. per sq. yd. rib lath and/or metal lath accessories manufactured by Ceco Steel Products Corp. for use in the 2" Studless Metal Lath partition, recommended for approval under this resolution when delivered shall be tagged or labeled: "Approved by

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the Board of Standards and Appeals for use in New York City under Cal. 236-49-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

237-49-SM

APPLICANT—Metal Lath Manufacturers Association, for Goldsmith Metal Lath Company, owner-manufacturer.

SUBJECT—2-inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition (for use as a non-bearing, one-hour fire-resistive, non-combustible partition), approval of.

APPEARANCES—

For Applicant: Donald R. Wadle.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (237-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 237-49-SM May 31, 1951
Subject: Two (2) Inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition, approval of.

Metal Lath Manufacturers Association, Cleveland, Ohio for Goldsmith Metal Lath Co., Cincinnati, Ohio, filed March 7, 1949, an application with the Board of Standards and Appeals for approval of the material known as the Two (2) inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition under the provisions of C26-88.0, C26-191.0, C26-239.0, C26-240, C26-241.0, C26-2044, C26-636.0, C26-637.0, C26-638.0.3. and C26-688.0 Administrative Building Code, and the pertinent sections of the Multiple Dwelling Law.

Purpose

This material is to be used as an incombustible, non load-bearing one hour fireproof partition.

Description

The partition consists of incombustible materials so assembled as to form a fireproof partition. The component parts of the panel consist of the following materials, metal ceiling runner, metal base assembly, tie wire, metal lath and sanded gypsum plaster. The metal lath being either Diamond mesh, $\frac{3}{8}$ " Rib or Rod Rib Lath weighing a minimum of 3.4 lbs. per sq. yd.

Inspection and Test

Whereas, the Metal Lath Manufacturers Association had filed for ten manufacturing members of the Association, and as each member of the association did not make all the component parts of the finished partition, and further, that individual fire, hose stream, and impact tests, would be impractical and be a redundant operation; if run for all possible combinations of various component parts, the Board decided to test two panels of representative materials, manufactured by various members of the Metal Lath Manufacturers Association.

In line with this decision, the Metal Lath Manufacturers Association submitted to the Board samples of the products of all the various manufacturers and the Committee on Test, after examination and careful inspection of the various samples, picked the component parts to be used in the make-up of the two test panels.

Materials used in Test Panel:

Panel "A"—Diamond Mesh Metal Lath and Sanded Gypsum Plaster.

Materials used: Ceiling Runner; United States Gypsum Company Ceiling Runner, 24 gauge metal formed into an "L" shape $2\frac{1}{2}$ " x $\frac{5}{8}$ ".

Metal Base Assembly; Penn Metal, flat "U" shaped 1" Floor Runner #125, 20 gauge steel; Metal Base Plates #100 20 gauge steel $2\frac{1}{2}$ " high cold rolled $\frac{3}{4}$ " lathing channel $2\frac{1}{2}$ " long used as spacers.

Metal Lath; Regular flat expanded Diamond Mesh Metal Lath manufactured by Bostwick Steel Lath Co. weighing 3.4 lbs. per square yard.

Tie Wire; No. 18 W and M gauge galvanized soft annealed wire.

Plaster; Regular gypsum plaster as manufactured by both the National Gypsum Co. and United States Gypsum Co.

Lime; National Gypsum Co. Gold Bond Lime and United States Gypsum Co. Grand Prize Lime.

Gauging Plaster, National Gypsum Co. Gold Bond Super White Slow Set Gauging Plaster and United States Gypsum Co. Red Top Slow Set Gauging Plaster.

Panel "B": Rod Rib Lath and $\frac{3}{8}$ " Rib Lath and Sanded Gypsum Plaster.

Material used:

Ceiling Runner; Milcor Ceiling Runner as manufactured by Inland Steel Products Co. 28 gauge, formed into an "L" shape $2\frac{1}{2}$ " x $9/16$ ".

Metal Base Assembly; Milcor, as manufactured by Inland Steel Products Co. consisting of No. 666-D Double Base Clip for 2" partition made from 18 gauge steel and No. 666 Metal Base made from 20 gauge steel.

Metal Lath; Two types of ribbed metal lath were used in Panel "B", Penn Metal $\frac{3}{8}$ " Rib Lath; this lath weighed 3.4 lbs. per square yard with the ribs spaced $4\frac{1}{2}$ " on centers. The rod ribbed lath was manufactured by Wheeling Corrugating Co.; this lath weighing 3.4 lbs. per square yard and is flat expanded metal lath stiffened with pairs of No. 11 gauge steel rods welded to the lath, spaced 7" on center.

The tie-wire, plaster, lime and gauging plaster were the same as used on Panel "A".

Construction of test panel:

Panel "A". The test panel was a partition 10' 0" x 10' 0" x 2" and was constructed as follows:

The United States Gypsum Co. "L" shaped ceiling runner was attached to the top of the test frame with concrete stub nails.

The Diamond Mesh Metal Lath was erected with the long dimension vertical and was spliced with #18 gauge tie wire. As the sheets of lath were applied the splices were staggered in the courses. The sheets of lath were attached to the ceiling runner with ties of #18 gauge wire spaced 6" on Center.

The lath was kept taut and was lapped at the end not less than 1", at the sides not less than $\frac{1}{2}$ " and the sides of the sheets were tied vertically at 6" intervals.

The lath was butted against the top and sides of the test frame. On one side of the panel a 1" x 3" cornerite was applied. The 1" edge of the cornerite was attached to the test frame. On the other side of the panel an "L" shaped U. S. Gypsum ceiling runner was attached to the test yoke. The lath was attached to the runner by wire ties spaced 6" on centers vertically.

The Penn Metal 1" Floor Base was attached to the bottom of the test frame. The metal base #100 was hooked into

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each side of the floor runner and wire clips #113 were inserted through the metal lath and dropped into the slots in the top of the metal base in order to hold the metal base in place. A 2½" piece of ¾" channel was inserted between the metal lath and the metal base as a spacer to steady the assembly prior to grouting of the base.

The metal base assembly was grouted with a 1 to 2 mix of sanded gypsum plaster thus anchoring and centering the lath in the metal base assembly and adding rigidity to the lower portion of the metal lath.

The partition was temporarily braced for plastering, with two horizontal braces extending the full width of the partition. One vertical brace was used and it was tied to the two horizontal braces.

Two different brands of plaster were used in the test panel. National Gypsum Co. materials were used on one half of the panel, dividing the panel about the vertical axis, and U. S. Gypsum Co. materials were used on the other half of the panel.

The plaster was applied in the following manner. The scratch coat was applied on the side opposite the bracing; then the brown coat. The bracing was removed and the scratch and brown coat was applied to the face that had been braced.

The mix for the scratch and brown was one part of gypsum to two parts of sand, by weight.

After the base coat of plaster had set a finish coat was applied. The mix for the finish coat was 3 parts of lime putty to 1 part of slow set gauging plaster by volume.

Panel "B"

The Milcor "L" shaped ceiling runner was attached to the top of the frame.

The Milcor Double Base Clips No. 666-D with a "V" slot were nailed to the bottom of the test frame. Milcor Metal Base Plates No. 666 were attached to both sides of the base clips by the prongs of the clips, engaging the flange of the metal base.

The metal lath was erected with the long dimension of the sheets vertical and was securely spliced with #18 gauge wire 6" on centers.

The end of the ¾" rib lath, applied to one half of the test frame, about the vertical axis, was inserted into the "V" slot of the double base clips and the other end was attached to the ceiling runner with #18 tie wire at each rib.

The rod ribbed lath was similarly attached in the second half of the test frame.

The temporary bracing and plastering were identical to Panel "A".

Panels of similar construction, except that the size was 8' 6" high by 17' 1½" long were constructed at the same time for the purpose of impact testing, as required by the Board.

Fire and Hose Stream Test: The fire and hose stream test was conducted in accordance with the requirements of C26-579.0 through C26-587.0 and C26-591. and C26-592.0 Administrative Building Code.

The impact test was conducted in accordance with the requirements of the Board and consisted of subjecting the panel to the impact of a 60 lb. sandbag, swung through successive arcs of 30°, 45°, 60° and 90° measuring the deflection and permanent set. The point of impact of the bag being at the geometrical center of the panel.

The tests, mentioned above, conducted at Ohio State University, were witnessed by Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and D. R. Wadle and C. S. Reed of the Metal Lath Mfg. Association. The tests were conducted by J. R. Shanks, L. E. Vandergrift and J. G. Birle of Ohio State University.

Test Results

Panel "A"

Fire Test:

Initial temperature, 54° F.

End point, average of all surface couples, 54° + 250° = 304° F.

End point, high single couple, =

$$250 + (30\% \times 250) + \text{Initial Temp.} \\ 250 + 75 + 54 = 379^\circ \text{ F.}$$

The end point, average of all surface couples was reached at 62.75 minutes.

The maximum deflection, of 4.03 inches was reached at 60 minutes.

Hose Test: The panel successfully withstood the hose stream test and no breakthrough of the panel occurred.

Impact Test

Arc	Deflection	Perm. Set
30°	.016"	.013"
45°	.156"	.019"
60°	.227"	.022"
90°	.372"	.022"

Nine additional 90° blows were recorded and the deflection at the 10th 90° was .582" and the permanent set was .021".

A hairline crack, barely visible, occurred at the 60° drop and any additional cracks that developed during the test were of the hair line type. There were no pronounced cracks visible.

Panel "B"

Fire Test:

Initial Temperature = 70° F.

End point, average of all surface couples = 70° + 250° = 320° F.

End point high single couple = 250° + (30% x 250°) + 70° = 395° F.

The end point, high single couple was reached at 69.25 minutes.

The maximum deflection of 4.70 inches was reached at 69 minutes.

Hose Test: The panel successfully withstood the hose stream test and no breakthrough of the panel occurred.

Impact Test

Arc	Deflection	Perm. Set
30°	.080"	.007"
45°	.179"	.014"
60°	.275"	.016"
90°	.400"	.016"

A total of 50 blows from the 90° arc position were struck and the total damage to the partition were a series of hair line cracks. There were no pronounced cracks visible.

The complete test reports of Ohio State University are on file with and are part of the record.

Recommendation

On the basis of the inspection and the successful result of the tests, the data filed by the applicant, and the test panel being constructed of materials furnished, not only by the Goldsmith Metal Lath Company, but also by other metal lath and metal lath accessory companies, the Committee on Test recommends the approval of the Goldsmith Metal Lath Company's 3.4 lbs. per sq. yd. Diamond Wire Mesh and ¾" x 3.4 lbs. per sq. yd. rib lath for use in an incombustible, non-load-bearing, one hour fireproof 2" studless metal lath and sanded gypsum plaster partition, under the provisions of C26-88.0, C26-191.0, C26-239.0, C26-240.0, C26-241.0, C26-636.0, C26-637.0, C26-638.0.3 and C26-688.0 Administrative Building Code, and the pertinent sections of the Multiple Dwelling Law—when installed in accordance with the provisions of this report, and when all component parts of such partitions are of approved types, installed in accordance with their individual approvals.

The Committee further recommends that 3.4 lbs. per sq. yd. Diamond Wire Mesh and ¾" x 3.4 lbs. per sq. yd. rib lath and/or metal lath accessories manufactured by Goldsmith Metal Lath Company for use in the 2" Studless Metal Lath partition, recommended for approval under this resolution when delivered shall be tagged or labeled: "Approved by the

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Board of Standards and Appeals for use in New York City under Cal. 237-49-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

238-49-SM

APPLICANT—Metal Lath Manufacturers Association, for Inland Steel Products Company, owner-manufacturer.

SUBJECT—2 inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition (for use as a non-bearing, one-hour fire-resistive, non-combustible partition), approval of.

APPEARANCES—

For Applicant: Donald R. Wadle.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (238-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 238-49-SM May 29, 1951
Subject: Two (2) Inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition, approval of.

Metal Lath Manufacturers Association, Cleveland, Ohio for Inland Steel Products Co. Milwaukee, Wisconsin, filed March 7, 1949, an application with the Board of Standards and Appeals for approval of the material known as the Two (2) inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition under the provisions of C26-88.0; C26-191.0, C26-239.0, C26-240, C26-241.0, C26-244, C26-636.0, C26-637.0, C26-638.0.3. and C26-688.0 Administrative Building Code, and the pertinent sections of the Multiple Dwelling Law.

Purpose

This material is to be used as an incombustible, non-load-bearing one hour fireproof partition.

Description

The partition consists of incombustible materials so assembled as to form a fireproof partition. The component parts of the panel consists of the following materials: metal ceiling runner, metal base assembly, tie wire, metal lath and sanded gypsum plaster. The metal lath being either Diamond mesh, $\frac{3}{8}$ " Rib or Rod Rib Lath weighing a minimum of 3.4 lbs. per sq. yard.

Inspection and Test

Whereas, the Metal Lath Manufacturers Association had filed for ten manufacturing members of the Association, and as each member of the association did not make all the component parts of the finished partition, and further, that individual fire, hose stream, and impact tests, would be impractical and be a redundant operation; if run for all possible combinations of various component parts, the Board decided to test two panels of representative materials, manufactured by various members of the Metal Lath Manufacturers Association.

In line with this decision, the Metal Lath Manufacturers Association submitted to the Board samples of the products of all the various manufacturers and the Committee on Test, after examination and careful inspection of the various samples, picked the component parts to be used in the make-up of the two test panels.

Materials used in Test Panel:

Panel "A"—Diamond Mesh Metal Lath and Sanded Gypsum Plaster.

Materials used: Ceiling Runner; United States Gypsum Company Ceiling Runner, 24 gauge metal formed into an "L" shape $2\frac{1}{2}$ " x $\frac{5}{8}$ ".

Metal Base Assembly; Penn Metal, flat "U" shaped 1" Floor Runner #125, 20 gauge steel; Metal Base Plates #100 20 gauge steel $2\frac{1}{2}$ " high cold rolled $\frac{3}{4}$ " lathing channel $2\frac{1}{2}$ " long used as spacers.

Metal Lath; Regular flat expanded Diamond Mesh Metal Lath manufactured by Bostwick Steel Lath Co. weighing 3.4 lbs. per square yard.

Tie Wire; No. 18 W and M gauge galvanized soft annealed wire.

Plaster; Regular gypsum plaster as manufactured by both the National Gypsum Co. and United States Gypsum Co.

Lime: National Gypsum Co. Gold Bond Lime and United States Gypsum Co. Grand Prize Lime.

Gauging Plaster, National Gypsum Co. Gold Bond Super White Slow Set Gauging Plaster and United States Gypsum Co. Red Top Slow Set Gauging Plaster.

Panel "B": Rod Rib Lath and $\frac{3}{8}$ " Rib Lath and Sanded Gypsum Plaster.

Material used:

Ceiling Runner; Milcor Ceiling Runner as manufactured by Inland Steel Products Co. 28 gauge, formed into an "L" shape $2\frac{1}{2}$ " x $9\frac{1}{16}$ ".

Metal Base Assembly; Milcor, as manufactured by Inland Steel Products Co. consisting of No. 666-D Double Base Clip for 2" partition made from 18 gauge steel and No. 666 Metal Base made from 20 gauge steel.

Metal Lath; Two types of ribbed metal lath were used in Panel "B", Penn Metal $\frac{3}{8}$ " Rib Lath; this lath weighed 3.4 lbs. per square yard with the ribs spaced $4\frac{1}{2}$ " on centers. The rod ribbed lath was manufactured by Wheeling Corrugating Co., this lath weighing 3.4 lbs. per square yard and is flat expanded metal lath stiffened with pairs of No. 11 gauge steel rods welded to the lath, spaced 7" on center.

The tie-wire, plaster, lime and gauging plaster were the same as used on Panel "A".

Construction of test panel:

Panel "A". The test panel was a partition 10'-0" x 10'-0" x 2" and was constructed as follows:

The United States Gypsum Co. "L" shaped ceiling runner was attached to the top of the test frame with concrete stub nails.

The Diamond Mesh Metal Lath was erected with the long dimension vertical and was spliced with #18 gauge tie wire. As the sheets of lath were applied the splices were staggered in the courses. The sheets of lath were attached to the ceiling runner with ties of #18 gauge wire spaced 6" on center.

The lath was kept taut and was lapped at the end not less than 1", at the sides not less than $\frac{1}{2}$ " and the sides of the sheets were tied vertically at 6" intervals.

The lath was butted against the top and sides of the test frame. On one side of the panel a 1" x 3" cornerite was applied. The 1" edge of the cornerite was attached to the test frame. On the other side of the panel an "L" shaped U. S. Gypsum ceiling runner was attached to the test yoke. The lath was attached to the runner by wire ties spaced 6" on centers vertically.

The Penn Metal 1" Floor Base was attached to the bottom of the test frame. The metal base #100 was hooked into each side of the floor runner and wire clips #113 were inserted through the metal lath and dropped into the slots

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in the top of the metal base in order to hold the metal base in place. A $2\frac{1}{2}$ " piece of $\frac{3}{4}$ " channel was inserted between the metal lath and the metal base as a spacer to steady the assembly prior to grouting of the base.

The metal base assembly was grouted with a 1 to 2 mix of sanded gypsum plaster thus anchoring and centering the lath in the metal base assembly and adding rigidity to the lower portion of the metal lath.

The partition was temporarily braced for plastering, with two horizontal braces extending the full width of the partition. One vertical brace was used and it was tied to the two horizontal braces.

Two different brands of plaster were used in the test panel. National Gypsum Co. materials were used on one half of the panel, dividing the panel about the vertical axis, and U. S. Gypsum Co. materials were used on the other half of the panel.

The plaster was applied in the following manner. The scratch coat was applied on the side opposite the bracing; then the brown coat. The bracing was removed and the scratch and brown coat was applied to the face that had been braced.

The mix for the scratch and brown was one part of gypsum to two parts of sand, by weight.

After the base coat of plaster had set a finish coat was applied. The mix for the finish coat was 3 parts of lime putty to 1 part of slow set gauging plaster by volume.

Panel "B"

The Milcor "L" shaped ceiling runner was attached to the top of the frame.

The Milcor Double Base Clips No. 666-D with a "V" slot were nailed to the bottom of the test frame. Milcor Metal Base Plates No. 666 were attached to both sides of the base clips by the prongs of the clips, engaging the flange of the metal base.

The metal lath was erected with the long dimension of the sheets vertical and was securely spliced with #18 gauge wire 6" on centers.

The end of the $\frac{3}{8}$ " rib lath, applied to one half of the test frame, about the vertical axis, was inserted into the "V" slot of the double base clips and the other end was attached to the ceiling runner with #18 tie wire at each rib.

The rod ribbed lath was similarly attached in the second half of the test frame.

The temporary bracing and plastering were identical to Panel "A".

Panels of similar construction, except that the size was 8'-6" high by 17'-1 $\frac{1}{2}$ " long were constructed at the same time for the purpose of impact testing, as required by the Board

Fire and Hose Stream Test: The fire and hose stream test was conducted in accordance with the requirements of C26-579.0 through C26-587.0 and C26-591. and C26-592.0 Administrative Building Code.

The impact test was conducted in accordance with the requirements of the Board and consisted of subjecting the panel to the impact of a 60 lb. sandbag, swung through successive arcs of 30°, 45°, 60°, and 90° measuring the deflection and permanent set. The point of impact of the bag being at the geometrical center of the panel.

The tests, mentioned above, conducted at Ohio State University, were witnessed by Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and D. R. Wadle and C. S. Reed of the Metal Lath Mfg. Association. The tests were conducted by J. R. Shanks, L. E. Vandergrift and J. G. Birle of Ohio State University.

Test Results.

Panel "A"

Fire Test:

Initial temperature; 54° F.

End point, average of all surface couples, 54° + 250° = 304° F.

End point, high single couple:

$$250 + (30\% \times 250^\circ) + \text{Initial Temperature.}$$

$$250 + 75 + 54 = 379^\circ \text{ F.}$$

The end point, average of all surface couples was reached at 62.75 minutes.

The maximum deflection, of 4.03 inches was reached at 60 minutes.

Hose Test: The panel successfully withstood the hose steam test and no breakthrough of the panel occurred.

Impact Test

Arc	Deflection	Perm. Set
30°	.061"	.013"
45°	.156"	.019"
60°	.227"	.022"
90°	.372"	.022"

Nine additional 90° blows were recorded and the deflection at the 10th 90° was .582" and the permanent set was .021".

A hairline crack, barely visible, occurred at the 60° drop and any additional cracks that developed during the test were of the hair line type. There were no pronounced cracks visible.

Panel "B"

Fire Test:

Initial Temperature = 70° F.

End point, average of all surface couples = 70° + 250° = 320° F.

End point high single couple = 250° + (30% x 250°) + 70° = 395° F.

The end point, high single couple was reached at 69.25 minutes.

The maximum deflection of 4.70 inches was reached at 69 minutes.

Hose Test: The panel successfully withstood the hose steam test and no breakthrough of the panel occurred.

Impact Test

Arc	Deflection	Perm. Set
30°	.080"	.007"
45°	.179"	.014"
60°	.275"	.016"
90°	.400"	.016"

A total of 50 blows from the 90° arc position were struck and the total damage to the partition were a series of hair line cracks. There were no pronounced cracks visible.

The complete test reports of Ohio State University are on file with and are part of the record.

Recommendation

On the basis of the inspection and the successful result of the tests, the data filed by the applicant, and the test panel being constructed of materials furnished, not only by the Inland Steel Products Company, but also by other metal lath and metal lath accessory companies, the Committee on Test recommends the approval of the Inland Steel Products Company 3.4 lbs. per sq. yd. Diamond Wire Mesh and $\frac{3}{8}$ " x 3.4 lbs. per sq. yd. rib lath for use in an incombustible, non-load-bearing, one hour fireproof 2" studless metal lath and sanded gypsum plaster partition, under the provisions of C26-88.0, C26-191.0, C26-239.0, C26-240.0, C26-241.0, C26-636.0, C26-637.0, C26-638.0.3 and C26-688.0 Administrative Building Code, and the pertinent sections of the Multiple Dwelling Law,—when installed in accordance with the provisions of this report, and when all component parts of such partitions are of approved types, installed in accordance with their individual approvals.

The Committee further recommends that 3.4 lbs. per sq. yd. Diamond Wire Mesh and $\frac{3}{8}$ " x 3.4 lbs. per sq. yd. rib lath and/or metal lath accessories manufactured by Inland Steel Products Company for use in the 2" Studless Metal Lath partition, recommended for approval under this resolution when delivered shall be tagged or labeled: "Approved

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by the Board of Standards and Appeals for use in New York City under Cal. 238-49-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

239-49-SM

APPLICANT—Metal Lath Manufacturers Association, for National Gypsum Company, owner-manufacturer.

SUBJECT—2 inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition (for use as a non-bearing, one-hour fire-resistive, non-combustible partition), approval of.

APPEARANCES—

For Applicant: Donald R. Wadle.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (239-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 239-49-SM June 1, 1951
Subject: Two (2) Inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition, approval of.

Metal Lath Manufacturers Association, Cleveland, Ohio for National Gypsum Co., Buffalo, New York, filed March 7, 1949, an application with the Board of Standards and Appeals for approval of the material known as the Two (2) inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition under the provisions of C26-88.0, C26-191.0, C26-239.0, C26-240, C26-241.0, C26-2044, C26-636.0, C26-637.0, C26-638.0.3. and C26-688.0 Administrative Building Code, and the pertinent sections of the Multiple Dwelling Law.

Purpose

This material is to be used as an incombustible, non load-bearing one hour fireproof partition.

Description

The partition consists of incombustible materials so assembled as to form a fireproof partition. The component parts of the panel consist of the following materials; metal ceiling runner, metal base assembly, tie wire, metal lath and sanded gypsum plaster. The metal lath being either Diamond mesh 3.8" Rib, or Rod Rib Lath weighing a minimum of 3.4 lbs. per sq. yard.

Inspection and Test

Whereas, the Metal Lath Manufacturers Association had filed for ten manufacturing members of the Association, and as each member of the association did not make all the component parts of the finished partition, and further, that individual fire, hose stream, and impact tests, would be impractical and be a redundant operation; if run for all possible combinations of various component parts, the Board decided to test two panels of representative materials, manufactured by various members of the Metal Lath Manufacturers Association.

In line with this decision, the Metal Lath Manufacturers Association submitted to the Board samples of the products of all the various manufacturers and the Committee on Test, after examination and careful inspection of the various samples, picked the component parts to be used in the make-up of the two test panels.

Materials used in Test Panel:

Panel "A"—Diamond Mesh Metal Lath and Sanded Gypsum Plaster.

Materials used: Ceiling Runner; United States Gypsum Company Ceiling Runner, 24 gauge metal formed into an "L" shape 2½" x ⅝".

Metal Base Assembly; Penn Metal, flat "U" shaped 1" Floor Runner #125, 20 gauge steel; Metal Base Plates #100 20 gauge steel 2½" high cold rolled ¾" lathing channel 2½" long used as spacers.

Metal Lath; Regular flat expanded Diamond Mesh Metal Lath manufactured by Bostwick Steel Lath Co. weighing 3.4 lbs. per square yard.

Tie Wire; No. 18 W and M gauge galvanized soft annealed wire.

Plaster; Regular gypsum plaster as manufactured by both the National Gypsum Co. and United States Gypsum Company.

Lime; National Gypsum Co. Gold Bond Lime and United States Gypsum Co. Grand Prize Lime.

Gauging Plaster, National Gypsum Co. Gold Bond Super White Slow Set Gauging Plaster and United States Gypsum Co. Red Top Slow Set Gauging Plaster.

Panel "B": Rod Rib Lath and ⅜" Rib Lath and Sanded Gypsum Plaster.

Material used:

Ceiling Runner; Milcor Ceiling Runner as manufactured by Inland Steel Products Co. 28 gauge, formed into an "L" shape 2½" x 9/16".

Metal Base Assembly; Milcor, as manufactured by Inland Steel Products Co. consisting of No. 666-D Double Base Clip for 2" partition made from 18 gauge steel and No. 666 Metal Base made from 20 gauge steel.

Metal Lath; Two types of ribbed metal lath were used in Panel "B", Penn Metal ⅜" Rib Lath; this lath weighed 3.4 lbs. per square yard with the ribs spaced 4½" on centers. The rod ribbed lath was manufactured by Wheeling Corrugating Co.; this lath weighing 3.4 lbs. per square yard and is flat expanded metal lath stiffened with pairs of No. 11 gauge steel rods welded to the lath, spaced 7" on center.

The tie-wire, plaster, lime and gauging plaster were the same as used on Panel "A".

Construction of test panel:

Panel "A". The test panel was a partition 10' 0" x 10' 0" x 2" and was constructed as follows:

The United States Gypsum Co. "L" shaped ceiling runner was attached to the top of the test frame with concrete stub nails.

The Diamond Mesh Metal Lath was erected with the long dimension vertical and was spliced with #18 gauge tie wire. As the sheets of lath were applied the splices were staggered in the courses. The sheets of lath were attached to the ceiling runner with ties of #18 gauge wire spaced 6" on center.

The lath was kept taut and was lapped at the end not less than 1", at the sides not less than ½" and the sides of the sheets were tied vertically at 6" intervals.

The lath was butted against the top and sides of the test frame. On one side of the panel a 1" x 3" cornerite was applied. The 1" edge of the cornerite was attached to the test frame. On the other side of the panel an "L" shaped U. S. Gypsum ceiling runner was attached to the test yoke. The lath was attached to the runner by wire ties spaced 6" on centers vertically.

The Penn Metal 1" Floor Base was attached to the bottom of the test frame. The metal base #100 was hooked into

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each side of the floor runner and wire clips #113 were inserted through the metal lath and dropped into the slots in the top of the metal base in order to hold the metal base in place. A 2½" piece of ¾" channel was inserted between the metal lath and the metal base as a spacer to steady the assembly prior to grouting of the base.

The metal base assembly was grouted with a 1 to 2 mix of sanded gypsum plaster thus anchoring and centering the lath in the metal base assembly and adding rigidity to the lower portion of the metal lath.

The partition was temporarily braced for plastering, with two horizontal braces extending the full width of the partition. One vertical brace was used and it was tied to the two horizontal braces.

Two different brands of plaster were used in the test panel. National Gypsum Co materials were used on one half of the panel, dividing the panel about the vertical axis, and U. S. Gypsum Co. materials were used on the other half of the panel.

The plaster was applied in the following manner. The scratch coat was applied on the side opposite the bracing; then the brown coat. The bracing was removed and the scratch and brown coat was applied to the face that had been braced.

The mix for the scratch and brown was one part of gypsum to two parts of sand, by weight.

After the base coat of plaster had set a finish coat was applied. The mix for the finish coat was 3 parts of lime putty to 1 part of slow set gauging plaster by volume.

Panel "B"

The Milcor "L" shaped ceiling runner was attached to the top of the frame.

The Milcor Double Base Clips No. 666-D with a "V" slot were nailed to the bottom of the test frame. Milcor Metal Base Plates No. 666 were attached to both sides of the base clips by the prongs of the clips, engaging the flange of the metal base.

The metal lath was erected with the long dimension of the sheets vertical and was securely spliced with #18 gauge wire 6" on centers.

The end of the ⅜" rib lath, applied to one half of the test frame, about the vertical axis, was inserted into the "V" slot of the double base clips and the other end was attached to the ceiling runner with #18 tie wire at each rib.

The rod ribbed lath was similarly attached in the second half of the test frame.

The temporary bracing and plastering were identical to Panel "A".

Panels of similar construction, except that the size was 8' 6" high by 17' 1½" long were constructed at the same time for the purpose of impact testing, as required by the Board.

Fire and Hose Stream Test: The fire and hose stream test was conducted in accordance with the requirements of C26-579.0 through C26-587.0 and C26-591. and C26-592.0 Administrative Building Code.

The impact test was conducted in accordance with the requirements of the Board and consisted of subjecting the panel to the impact of a 60 lb. sandbag, swung through successive arcs of 30°, 45°, 60° and 90° measuring the deflection and permanent set. The point of impact of the bag being at the geometrical center of the panel.

The tests, mentioned above, conducted at Ohio State University, were witnessed by Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and D. R. Wadle and C. S. Reed of the Metal Lath Mfg. Association. The tests were conducted by J. R. Shanks, L. E. Vandergrift and J. G. Birle of Ohio State University.

Test Results

Panel "A"

Fire Test:

Initial temperature, 54° F.

End point, average of all surface couples, 54° + 250° = 304° F.

End point, high single couple, =

$$250 + (30\% \times 250) + \text{Initial Temp.}$$

$$250 + 75 + 54 = 379^\circ \text{ F.}$$

The end point, average of all surface couples was reached at 62.75 minutes.

The maximum deflection, of 4.03 inches was reached at 60 minutes.

Hose Test: The panel successfully withstood the hose stream test and no breakthrough of the panel occurred.

Impact Test

Arc	Deflection	Perm. Set.
30°	.016"	.013"
45°	.156"	.019"
60°	.227"	.022"
90°	.372"	.022"

Nine additional 90° blows were recorded and the deflection at the 10th 90° was .582" and the permanent set was .021".

A hairline crack, barely visible, occurred at the 60° drop and any additional cracks that developed during the test were of the hair line type. There were no pronounced cracks visible.

Panel "B"

Fire Test

Initial Temperature = 70° F.

End point, average of all surface couples = 70° + 250° = 320° F.

End point high single couple = 250° + (30% x 250°) + 70° = 395° F.

The end point, high single couple was reached at 69.25 minutes.

The maximum deflection of 4.70 inches was reached at 69 minutes.

Hose Test: The panel successfully withstood the hose stream test and no break-through of the panel occurred.

Impact Test

Arc	Deflection	Perm. Set.
30°	.080"	.007"
45°	.179"	.014"
60°	.275"	.016"
90°	.400"	.016"

A total of 50 blows from the 90° arc position were struck and the total damage to the partition were a series of hair line racks. There were no pronounced cracks visible.

The complete test reports of Ohio State University are on file with and are part of the record.

Recommendation

On the basis of the inspection and the successful result of the tests, the data filed by the applicant, and the test panel being constructed of materials furnished, not only by the National Gypsum Company, but also by other metal lath and metal lath accessory companies, the Committee on Test recommends the approval of the National Gypsum's 3.4 lbs. per sq. yard. Diamond Wire Mesh and ⅜" x 3.4 lbs. per sq. yd. rib lath for use in an incombustible, non-load-bearing, one hour fireproof 2" studless metal lath and sanded gypsum plaster partition, under the provisions of C26-88.0, C26-191.0, C26-239.0, C26-240.0, C26-241.0, C26-636.0, C26-637.0, C26-638.0.3 and C26-688.0 Administrative Building Code, and the pertinent sections of the Multiple Dwelling Law,—when installed in accordance with the provisions of this report, and when all component parts of such partitions are of approved types, installed in accordance with their individual approvals.

The Committee further recommends that 3.4 lbs. per sq. yd. Diamond Wire Mesh and ⅜" x 3.4 lbs. per sq. yd. rib lath and/or metal lath accessories manufactured by National Gypsum Company for use in the 2" Studless Metal Lath partition, recommended for approval under this resolution when delivered shall be tagged or labeled: "Approved by

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the Board of Standards and Appeals for use in New York City under Cal. 239-49-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

240-49-SM

APPLICANT—Metal Lath Manufacturers Association, for Penn Metal Company, owner-manufacturer.

SUBJECT—2 inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition (for use as a non-bearing, one-hour, fire-resistive, non-combustible partition), approval of.

APPEARANCES—

For Applicant: Donald R. Wadle.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (240-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 240-49-SM May 25, 1951
Subject: Two (2) Inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition, approval of.

Metal Lath Manufacturers Association, Cleveland, Ohio, for Penn Metal Company, Inc., New York, filed March 7, 1949, an application with the Board of Standards and Appeals for approval of the material known as the Two (2) inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition under the provisions of C26-88.0, C26-191.0, C26-239.0, C26-240, C26-241.0, C26-244, C26-636.0, C26-637.0, C26-638.0.3. and C26-688.0 Administrative Building Code, and the pertinent sections of the Multiple Dwelling Law.

Purpose

This material is to be used as an incombustible, non-load-bearing one hour fireproof partition.

Description

The partition consists of incombustible materials so assembled as to form a fireproof partition. The component parts of the panel consists of the following materials; metal ceiling runner, metal base assembly, tie wire, metal lath and sanded gypsum plaster. The metal lath being either Diamond mesh, $\frac{3}{8}$ " Rib or Rod Rib Lath weighing a minimum of 3.4 lbs. per sq. yard.

Inspection and Test

Whereas, the Metal Lath Manufacturers Association had filed for ten manufacturing members of the Association, and as each member of the association did not make all the component parts of the finished partition, and further, that individual fire, hose stream, and impact tests, would be impractical and be a redundant operation; if run for all possible combinations of various component parts, the Board decided to test two panels of representative materials, manufactured by various members of the Metal Lath Manufacturers Association.

In line with this decision, the Metal Lath Manufacturers Association submitted to the Board samples of the products of

all the various manufacturers and the Committee on Test, after examination and careful inspection of the various samples, picked the component parts to be used in the make-up of the two test panels.

Materials used in Test Panel:

Panel "A"—Diamond Mesh Metal Lath and Sanded Gypsum Plaster.

Materials used: Ceiling Runner; United States Gypsum Company Ceiling Runner, 24 gauge metal formed into an "L" shape $2\frac{1}{2}$ " x $\frac{5}{8}$ ".

Metal Base Assembly; Penn Metal, flat "U" shaped 1" Floor Runner #125; 20 gauge steel; Metal Base Plates #100 20 gauge steel $2\frac{1}{2}$ " high cold rolled $\frac{3}{4}$ " lathing channel $2\frac{1}{2}$ " long used as spacers.

Metal Lath; Regular flat expanded Diamond Mesh Metal Lath manufactured by Bostwick Steel Lath Co. weighing 3.4 lbs. per square yard.

Tie Wire; No. 18 W and M gauge galvanized soft annealed wire.

Plaster; Regular gypsum plaster as manufactured by both the National Gypsum Co. and United States Gypsum Co.

Lime; National Gypsum Co. Gold Bond Lime and United States Gypsum Co. Grand Prize Lime.

Gauging Plaster, National Gypsum Co. Gold Bond Super White Slow Set Gauging Plaster and United States Gypsum Co. Red Top Slow Set Gauging Plaster.

Panel "B": Rod Rib Lath and $\frac{3}{8}$ " Rib Lath and Sanded Gypsum Plaster.

Material used:

Ceiling Runner; Milcor Ceiling Runner as manufactured by Inland Steel Products Co. 28 gauge, formed into an "L" shape $2\frac{1}{2}$ " x $9\frac{1}{16}$ ".

Metal Base Assembly; Milcor, as manufactured by Inland Steel Products Co. consisting of No. 666-D Double Base Clip for 2" partition made from 18 gauge steel and No. 666 Metal Base made from 20 gauge steel.

Metal Lath; Two types of ribbed metal lath were used in Panel "B", Penn Metal $\frac{3}{8}$ " Rib Lath; this lath weighed 3.4 lbs. per square yard with the ribs spaced $4\frac{1}{2}$ " on centers. The rod ribbed lath was manufactured by Wheeling Corrugating Co.; this lath weighing 3.4 lbs. per square yard and is flat expanded metal lath stiffened with pairs of No. 11 gauge steel rods welded to the lath, spaced 7" on center.

The tie-wire, plaster, lime and gauging plaster were the same as used on Panel "A".

Construction of test panel:

Panel "A". The test panel was a partition 10'-0" x 10'-0" x 2" and was constructed as follows:

The United States Gypsum Co. "L" shaped ceiling runner was attached to the top of the test frame with concrete stub nails.

The Diamond Mesh Metal Lath was erected with the long dimension vertical and was spliced with #18 gauge tie wire. As the sheets of lath were applied the splices were staggered in the courses. The sheets of lath were attached to the ceiling runner with ties of #18 gauge wire spaced 6" on center.

The lath was kept taut and was lapped at the end not less than 1", at the sides not less than $\frac{1}{2}$ " and the sides of the sheets were tied vertically at 6" intervals.

The lath was butted against the top and sides of the test frame. On one side of the panel a 1" x 3" cornerite was applied. The 1" edge of the cornerite was attached to the test frame. On the other side of the panel an "L" shaped U. S. Gypsum ceiling runner was attached to the test yoke. The lath was attached to the runner by wire ties spaced 6" on centers vertically.

The Penn Metal 1" Floor Base was attached to the bottom of the test frame. The metal base #100 was hooked into each side of the floor runner and wire clips #113 were inserted through the metal lath and dropped into the slot in

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the top of the metal base in order to hold the metal base in place. A 2½" piece of ¾" channel was inserted between the metal lath and the metal base as a spacer to steady the assembly prior to grouting of the base.

The metal base assembly was grouted with a 1 to 2 mix of sanded gypsum plaster thus anchoring and centering the lath in the metal base assembly and adding rigidity to the lower portion of the metal lath.

The partition was temporarily braced for plastering, with two horizontal braces extending the full width of the partition. One vertical brace was used and it was tied to the two horizontal braces.

Two different brands of plaster were used in the test panel. National Gypsum Co. materials were used on one half of the panel, dividing the panel about the vertical axis, and the U. S. Gypsum Co. materials were used on the other half of the panel.

The plaster was applied in the following manner. The scratch coat was applied on the side opposite the bracing; then the brown coat. The bracing was removed and the scratch and brown coat was applied to the face that had been braced.

The mix for the scratch and brown was one part of gypsum to two parts of sand, by weight.

After the base coat of plaster had set a finish coat was applied. The mix for the finish coat was 3 parts of lime putty to 1 part of slow set gauging plaster by volume.

Panel "B"

The Milcor "L" shaped ceiling runner was attached to the top of the frame.

The Milcor Double Base Clips No. 666-D with a "V" slot were nailed to the bottom of the test frame. Milcor Metal Base Plates No. 666 were attached to both sides of the base clips by the prongs of the clips, engaging the flange of the metal base.

The metal lath was erected with the long dimension of the sheets vertical and was securely spliced with #18 gauge wire 6" on centers.

The end of the ⅜" rib lath, applied to one half of the test frame, about the vertical axis, was inserted into the "V" slot of the double base clips and the other end was attached to the ceiling runner with #18 tie wire at each rib.

The rod ribbed lath was similarly attached in the second half of the test frame.

The temporary bracing and plastering were identical to Panel "A".

Panels of similar construction, except that the size was 8'-6" high by 17'-1½" long were constructed at the same time for the purpose of impact testing, as required by the Board.

Fire and Hose Stream Test: The fire and hose stream test was conducted in accordance with the requirements of C26-579.0 through C26-587.0 and C26-591 and C26-592.0 Administrative Building Code.

The impact test was conducted in accordance with the requirements of the Board and consisted of subjecting the panel to the impact of a 60 lb. sandbag, swung through successive arcs of 30°, 45°, 60° and 90° measuring deflection and permanent set. The point of impact of the bag being at the geometrical center of the panel.

The tests, mentioned above, conducted at Ohio State University, were witnessed by Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and D. R. Adle and C. S. Reed of the Metal Lath Mfg. Association. The tests were conducted by J. R. Shanks, L. E. Vandergrift and J. G. Birle of Ohio State University.

Test Results.

Panel "A"

Fire Test:

Initial temperature; 54° F.

End point, average of all surface couples, 54° + 250° = 304° F.

End point, high single couple. =

250 + (30% x 250°) + Initial Temp.

250 + 75 + 54 = 379° F.

The end point, average of all surface couples was reached at 62.75 minutes.

The maximum deflection, of 4.03 inches was reached at 60 minutes.

Hose Test: The panel successfully withstood the hose stream test and no breakthrough of the panel occurred.

Impact Test

Arc	Deflection	Perm. Set
30°	.016"	.013"
45°	.156"	.019"
60°	.227"	.022"
90°	.372"	.022"

Nine additional 90° blows were recorded and the deflection at the 10th 90° was .582" and the permanent set was .021".

A hairline crack, barely visible, occurred at the 60° drop and any additional cracks that developed during the test were of the hair line type. There were no pronounced cracks visible.

Panel "B"

Fire Test:

Initial Temperature = 70° F.

End point, average of all surface couples = 70° + 250° = 320° F.

End point high single couple = 250° + (30% x 250°) + 70° = 395° F.

The end point, high single couple was reached at 69.25 minutes.

The Maximum deflection of 4.70 inches was reached at 69 minutes.

Hose Test: The panel successfully withstood the hose stream test and no breakthrough of the panel occurred.

Impact Test

Arc	Deflection	Perm. Set
30°	.080"	.007"
45°	.179"	.014"
60°	.275"	.016"
90°	.400"	.016"

A total of 50 blows from the 90° arc position were struck and the total damage to the partition were a series of hair line cracks. There were no pronounced cracks visible.

The complete test reports of Ohio State University are on file with and are part of the record.

Recommendation

On the basis of the inspection and the successful result of the tests, the data filed by the applicant, and the test panel being constructed of materials furnished, not only by the Penn Metal Co., Inc., but also by other metal lath and metal lath accessory companies, the Committee on Test recommends the approval of the Penn Metal Co., Inc. 3.4 lbs. per sq. yd. Diamond Wire Mesh and ⅜" x 3.4 lbs. per sq. yd. rib lath for use in an incombustible, non-load-bearing, one hour fireproof 2" studless metal lath and sanded gypsum plaster partition, under the provisions of C26-88.0, C26-191.0, C26-239.0, C26-240.0, C26-241.0, C26-636.0, C26-637.0, C26-638.0.3 and C26-688.0 Administrative Building Code, and the pertinent sections of the Multiple Dwelling Law,—when installed in accordance with the provisions of this report, and when all component parts of such partitions are of approved types, installed in accordance with their individual approvals.

The Committee further recommends that 3.4 lbs. per sq. yd. Diamond Wire Mesh and ⅜" x 3.4 lbs. per sq. yd. rib lath and/or metal lath accessories manufactured by Penn Metal Company, Inc. for use in the 2" Studless Metal Lath partition, recommended for approval under this resolution when delivered shall be tagged or labeled: "Approved by the

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Board of Standards and Appeals for use in New York City under Cal. 240-49-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

241-49-SM

APPLICANT—Metal Lath Manufacturers Association, for Truscon Steel Company, owner manufacturer.

SUBJECT—2 inch Studless Metal Lath and Sanded Plaster Solid Partition (for use as a non-bearing, one-hour fire-resistive, non-combustible partition), approval of.

APPEARANCES—

For Applicant: Donald R. Wadle.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (241-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 241-49-SM May 22, 1951
Subject: Two (2) Inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition, approval of.

Metal Lath Manufacturers Association, Cleveland, Ohio, for Truscon Steel Co., Youngstown, Ohio, filed March 7, 1949, an application with the Board of Standards and Appeals for approval of the material known as the Two (2) inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition under the provisions of C26-88.0; C26-191.0, C26-239.0, C26-240, C26-241.0, C26-244, C26-636.0, C26-637.0, C26-638.0.3 and C26-688.0 Administrative Building Code, and the pertinent sections of the Multiple Dwelling Law.

Purpose

This material is to be used as an incombustible, non load-bearing one hour fireproof partition.

Description

The partition consists of incombustible materials so assembled as to form a fireproof partition. The component parts of the panel consists of the following materials; metal ceiling runner, metal base assembly, tie wire, metal lath and sanded gypsum plaster. The metal lath being either Diamond mesh, $\frac{3}{8}$ " Rib or Rod Rib Lath weighing a minimum of 3.4 lbs. per sq. yard.

Inspection and Test

WHEREAS, the Metal Lath Manufacturers Association had filed for ten manufacturing members of the Association, and as each member of the association did not make all the component parts of the finished partition, and further, that individual fire, hose stream, and impact tests, would be impractical and be a redundant operation; if run for all possible combinations of various component parts, the Board decided to test two panels of representative materials, manufactured by various members of the Metal Lath Manufacturers Association.

In line with this decision, the Metal Lath Manufacturers

Association submitted to the Board samples of the products of all the various manufacturers and the Committee on Test, after examination and careful inspection of the various samples, picked the component parts to be used in the make-up of the two test panels.

Materials used in Test Panel:—

Panel "A"—Diamond Mesh Metal Lath and Sanded Gypsum Plaster.

Materials used:—Ceiling Runner; United States Gypsum Company Ceiling Runner, 24 gauge metal formed into an "L" shape $2\frac{1}{2}$ " x $\frac{5}{8}$ ".

Metal Base Assembly; Penn Metal, flat "U" shaped 1" Floor Runner #125; 20 gauge steel; Metal Base Plates #100 gauge steel $2\frac{1}{2}$ " high cold rolled $\frac{3}{4}$ " lathing channel $2\frac{1}{2}$ " long used as spacers.

Metal Lath; Regular flat expanded Diamond Mesh Metal Lath manufactured by Bostwick Steel Lath Co. weighing 3.4 lbs. per square yard.

Tie Wire; No. 18 W and M gauge galvanized soft annealed wire.

Plaster; Regular gypsum plaster as manufactured by both the National Gypsum Co. and United States Gypsum Company.

Lime; National Gypsum Co. Gold Bond Lime and United States Gypsum Co. Grand Prize Lime.

Gauging Plaster, National Gypsum Co. Gold Bond Super White Slow Set Gauging Plaster and United States Gypsum Co. Red Top Slow Set Gauging Plaster.

Panel "B": Rod Rib Lath and $\frac{3}{8}$ " Rib Lath and Sanded Gypsum Plaster.

Material used:

Ceiling Runner: Milcor Ceiling Runner as manufactured by Inland Steel Products Co. 28 gauge, formed into an "L" shape $2\frac{1}{2}$ " x $9/16$ ".

Metal Base Assembly; Milcor, as manufactured by Inland Steel Products Co. consisting of No. 666-D Double Base Clip for 2" partition made from 18 gauge steel and No. 666 Metal Base made from 20 gauge steel.

Metal Lath; Two types of ribbed metal lath were used in Panel "B", Penn Metal $\frac{3}{8}$ " Rib Lath; this lath weighed 3.4 lbs. per square yard with the ribs spaced $4\frac{1}{2}$ " on centers. The rod ribbed lath was manufactured by Wheeling Corrugating Co.; this lath weighing 3.4 lbs. per square yard and is flat expanded metal lath stiffened with pairs of No. 11 gauge steel rods welded to the lath, spaced 7" on center.

The tie-wire, plaster, lime and gauging plaster were the same as used on Panel "A".

Construction of test panel:

Panel "A". The test panel was a partition 10'-0" x 10'-0" x 2" and was constructed as follows:

The United States Gypsum Co. "L" shaped ceiling runner was attached to the top of the test frame with concrete stub nails.

The Diamond Mesh Metal Lath was erected with the long dimension vertical and was spliced with #18 gauge tie wire. As the sheets of lath were applied the splices were staggered in the courses. The sheets of lath were attached to the ceiling runner with ties of #18 gauge wire spaced 6" on center.

The lath was kept taut and was lapped at the end not less than 1", at the sides not less than $\frac{1}{2}$ " and the sides of the sheets were tied vertically at 6" intervals.

The lath was butted against the top and sides of the test frame. On one side of the panel a 1" x 3" cornerite was applied. The 1" edge of the cornerite was attached to the test frame. On the other side of the panel an "L" shaped U. S. Gypsum ceiling runner was attached to the test yoke. The lath was attached to the runner by wire ties spaced 6" on centers vertically.

The Penn Metal 1" Floor Base was attached to the bottom of the test frame. The metal base #100 was hooked into each side of the floor runner and wire clips #113 were inserted through the metal lath and dropped into the slots in

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the top of the metal base in order to hold the metal base in place. A 2½" piece of ¾" channel was inserted between the metal lath and the metal base as a spacer to steady the assembly prior to grouting of the base.

The metal base assembly was grouted with a 1 to 2 mix of sanded gypsum plaster thus anchoring and centering the lath in the metal base assembly and adding rigidity to the lower portion of the metal lath.

The partition was temporarily braced for plastering, with two horizontal braces extending the full width of the partition. One vertical brace was used and it was tied to the two horizontal braces.

Two different brands of plaster were used in the test panel. National Gypsum Co. materials were used on one half of the panel, dividing the panel about the vertical axis, and U. S. Gypsum Co. materials were used on the other half of the panel.

The plaster was applied in the following manner. The scratch coat was applied on the side opposite the bracing; then the brown coat. The bracing was removed and the scratch and brown coat was applied to the face that had been braced.

The mix for the scratch and brown was one part of gypsum to two parts of sand, by weight.

After the base coat of plaster had set a finish coat was applied. The mix for the finish coat was 3 parts of lime putty to 1 part of slow set gauging plaster by volume.

Panel "B"

The Milcor "L" shaped ceiling runner was attached to the top of the frame.

The Milcor Double Base Clips No. 666-D with a "V" slot were nailed to the bottom of the test frame. Milcor Metal Base Plates No. 666 were attached to both sides of the base clips by the prongs of the clips, engaging the flange of the metal base.

The metal lath was erected with the long dimension of the sheets vertical and was securely spliced with #18 gauge wire 6" on centers.

The end of the ⅜" rib lath, applied to one half of the test frame, about the vertical axis, was inserted into the "V" slot of the double base clips and the other end was attached to the ceiling runner with #18 tie wire at each rib.

The rod ribbed lath was similarly attached in the second half of the test frame.

The temporary bracing and plastering were identical to Panel "A".

Panels of similar construction, except that the size was 8'-6" high by 17'-1½" long were constructed at the same time for the purpose of impact testing, as required by the Board.

Fire and Hose Stream Test: The fire and hose stream test was conducted in accordance with the requirements of C26-579.0 through C26-587.0 and C-26-591 and C26-592.0 Administrative Building Code.

The impact test was conducted in accordance with the requirements of the Board and consisted of subjecting the panel to the impact of a 60 lb. sandbag, swung through successive arcs of 30°, 45°, 60° and 90° measuring the deflection and permanent set. The point of impact of the bag being at the geometrical center of the panel.

The tests, mentioned above, conducted at Ohio State University, were witnessed by Commissioner E. W. Kliener and J. A. Darts, Engineering Division, Committee on Test and D. R. Wadle and C. S. Reed of the Metal Lath Mfg. Association. The tests were conducted by J. R. Shanks, L. E. Vandergrift and J. G. Birle of Ohio State University.

Test Results.

Panel "A"

Fire Test:

Initial temperature; 54° F.

End point, average of all surface couples, 54° + 250° = 304° F.

End point, high single couple, =

250 + (30% x 250°) + Initial Temp.

250 + 75 + 54 = 379° F.

The end point, average of all surface couples was reached at 62.75 minutes.

The maximum deflection, of 4.03 inches was reached at 60 minutes.

Hose Test: The panel successfully withstood the hose stream test and no breakthrough of the panel occurred.

Impact Test

Arc	Deflection	Perm. Set
30°	.061"	.013"
45°	.156"	.019"
60°	.227"	.022"
90°	.372"	.022"

Nine additional 90° blows were recorded and the deflection at the 10th 90° was .582" and the permanent set was .021".

A hairline crack, barely visible, occurred at the 60° drop and any additional cracks that developed during the test were of the hairline type. There were no pronounced cracks visible.

Panel "B"

Fire Test:

Initial Temperature = 70° F.

End point, average of all surface couples = 70° + 250° = 320° F.

End point high single couple = 250° + (30% x 250°) + 70° = 395° F.

The end point, high single couple was reached at 69.25 minutes.

The maximum deflection of 4.70 inches was reached at 69 minutes.

Hose Test: The panel successfully withstood the hose stream test and no breakthrough of the panel occurred.

Impact Test

Arc	Deflection	Perm. Set
30°	.080"	.007"
45°	.179"	.014"
60°	.275"	.016"
90°	.400"	.016"

A total of 50 blows from the 90° arc position were struck and the total damage to the partition were a series of hairline cracks. There were no pronounced cracks visible.

The complete test reports of Ohio State University are on file with and are part of the record.

Recommendation

On the basis of the inspection and the successful result of the tests, the data filed by the applicant, and the test panel being constructed of materials furnished, not only by the Truscon Steel Company, but also by other metal lath and metal lath accessory companies, the Committee on Test recommends the approval of the Truscon Steel Company's 3.4 lbs. per sq. yd. Diamond Wire Mesh and ⅜" x 3.4 lbs. per sq. yd. rib lath for use in an incombustible, non-load-bearing, one hour fireproof 2" studless metal lath and sanded gypsum plaster partition, under the provisions of C26-88.0, C26-191.0, C26-239.0, C26-240.0, C26-241.0, C26-636.0, C26-637.0, C26-638.0.3 and C26-688.0 Administrative Building Code, and the pertinent sections of the Multiple Dwelling Law,—when installed in accordance with the provisions of this report, and when all component parts of such partitions are of approved types, installed in accordance with their individual approvals.

The Committee further recommends that 3.4 lbs. per sq. yd. Diamond Wire Mesh and ⅜" x 3.4 lbs. per sq. yd. rib lath and/or metal lath accessories manufactured by Truscon Steel Lath Company for use in the 2" Studless Metal Lath partition, recommended for approval under this resolution when delivered shall be tagged or labeled: "Approved by

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the Board of Standards and Appeals for use in New York City under Cal. 241-49-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

242-49-SM

APPLICANT—Metal Lath Manufacturers Association, for Wheeling Corrugating Company, owner-manufacturer.

SUBJECT—2 inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition (for use as a non-bearing, one-hour fire-resistive, non-combustible partition), approval of.

APPEARANCES—

For Applicant: Donald R. Wadle.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (242-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 242-49-SM May 21, 1951
Subject: Two (2) Inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition, approval of.

Metal Lath Manufacturers Association, Cleveland, Ohio for Wheeling Corrugated Co., Wheeling, West Virginia, filed March 7, 1949, an application with the Board of Standards and Appeals for approval of the material known as the Two (2) inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition under the provisions of C26-88.0; C26-191.0, C26-239.0; C26-240, C26-241.0, C26-244, C-26-636.0, C26-637.0, C26-638.0.3. and C26-688.0 Administrative Building Code, and the pertinent section of the Multiple Dwelling Law.

Purpose

This material is to be used as an incombustible, non load-bearing one hour fireproof partition.

Description

The partition consists of incombustible materials so assembled as to form a fireproof partition. The component parts of the panel consists of the following materials; metal ceiling runner, metal base assembly, tie wire, metal lath and sanded gypsum plaster. The metal lath being either Diamond mesh, $\frac{3}{8}$ " Rib or Rod Rib Lath weighing a minimum of 3.4 lbs. per sq. yard.

Inspection and Test

WHEREAS, the Metal Lath Manufacturers Association had filed for ten manufacturing members of the Association; and as each member of the association did not make all the component parts of the finished partition, and further, that individual fire, hose stream, and impact tests, would be impractical and be a redundant operation; if run for all possible combinations of various component parts, the Board decided to test two panels of representative materials, manufactured

by various members of the Metal Lath Manufacturers Association.

In line with this decision, the Metal Lath Manufacturers Association submitted to the Board samples of the products of all the various manufacturers and the Committee on Test, after examination and careful inspection of the various samples, picked the component parts to be used in the make-up of the two test panels.

Materials used in Test Panel:—

Panel "A"—Diamond Mesh Metal Lath and Sanded Gypsum Plaster.

Materials used:—Ceiling Runner; United States Gypsum Company Ceiling Runner, 24 gauge metal formed into an "L" shape $2\frac{1}{2}$ " x $\frac{5}{8}$ ".

Metal Base Assembly; Penn Metal, flat "U" shaped 1" Floor Runner #125, 20 gauge steel; Metal Base Plates #100 20 gauge steel $2\frac{1}{2}$ " high cold rolled $\frac{3}{4}$ " lathing channel $2\frac{1}{2}$ " long used as spacers.

Metal Lath; Regular flat at expanded Diamond Mesh Metal Lath manufactured by Bostwick Steel Lath Co. weighing 3.4 lbs. per square yard.

Tie wire; No. 18 W and M gauge galvanized soft annealed wire.

Plaster; Regular gypsum plaster as manufactured by both the National Gypsum Co. and United States Gypsum Co.

Lime; National Gypsum Co. Gold Bond Lime and United States Gypsum Co. Grand Prize Lime.

Gauging Plaster, National Gypsum Co. Gold Bond Super White Slow Set Gauging Plaster and United States Gypsum Co. Red Top Slow Set Gauging Plaster.

Panel "B": Rod Rib Lath and $\frac{3}{8}$ " Rib Lath and Sanded Gypsum Plaster.

Material used:

Ceiling Runner; Milcor Ceiling Runner as manufactured by Inland Steel Products Co. 28 gauge, formed into an "L" shape $2\frac{1}{2}$ " x $\frac{9}{16}$ ".

Metal Base Assembly; Milcor, as manufactured by Inland Steel Products Co. consisting of No. 666-D Double Base Clip for 2" partition from 18 gauge steel and No. 666 Metal Base made from 20 gauge steel.

Metal Lath; Two types of ribbed metal lath were used in Panel "B", Penn Metal $\frac{3}{8}$ " Rib Lath; this lath weighed 3.4 lbs. per square yard with the ribs spaced $4\frac{1}{2}$ " on centers. The rod ribbed lath was manufactured by Wheeling Corrugating Co.; this lath weighing 3.4 lbs. per square yard and is flat expanded metal lath stiffened with pairs of No. 11 gauge steel rods welded to the lath, spaced 7" on center.

The tie-wire, plaster, lime and gauging plaster were the same as used on Panel "A".

Construction of test panel:

Panel "A". The test panel was a partition 10'-0" x 10'-0" x 2" and was constructed as follows:

The United States Gypsum Co. "L" shaped ceiling runner was attached to the top of the test frame with concrete stub nails.

The Diamond Mesh Metal Lath was erected with the long dimension vertical and was spliced with #18 gauge tie wire. As the sheets of lath were applied the splices were staggered in the courses. The sheets of lath were attached to the ceiling runner with ties of #18 gauge wire spaced 6" on center.

The lath was kept taut and was lapped at the end not less than 1", at the sides not less than $\frac{1}{2}$ " and the sides of the sheets were tied vertically at 6" intervals.

The lath was butted against the top and sides of the test frame. On one side of the panel a 1" x 3" cornerite was applied. The 1" edge of the cornerite was attached to the test frame. On the other side of the panel an "L" shaped U. S. Gypsum ceiling runner was attached to the test yoke. The lath was attached to the runner by wire ties spaced 6" on centers vertically.

The Penn Metal 1" Floor Base was attached to the bottom of the test frame. The metal base #100 was hooked into

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each side of the floor runner and wire clips #113 were inserted through the metal lath and dropped into the slots in the top of the metal base in order to hold the metal base in place. A 2½" piece of ¾" channel was inserted between the metal lath and the metal base as a spacer to steady the assembly prior to grouting of the base.

The metal base assembly was grouted with a 1 to 2 mix of sanded gypsum plaster thus anchoring and centering the lath in the metal base assembly and adding rigidity to the lower portion of the metal lath.

The partition was temporarily braced for plastering, with two horizontal braces extending the full width of the partition. One vertical brace was used and it was tied to the two horizontal braces.

Two different brands of plaster were used in the test panel. National Gypsum Co. materials were used on one half of the panel dividing, the panel about the vertical axis, and U. S. Gypsum Co. materials were used on the other half of the panel.

The plaster was applied in the following manner. The scratch coat was applied on the side opposite the bracing; then the brown coat. The bracing was removed and the scratch and brown coat was applied to the face that had been braced.

The mix for the scratch and brown was one part of gypsum to two parts of sand, by weight.

After the base coat of plaster had set a finish coat was applied. The mix for the finish coat was 3 parts of lime putty to 1 part of slow set gauging plaster by volume.

Panel "B".

The Milcor "L" shaped ceiling runner was attached to the top of the frame.

The Milcor Double Base Clips No. 666-D with a "V" slot were nailed to the bottom of the test frame. Milcor Metal Base Plates No. 666 were attached to both sides of the base clips by the prongs of the clips, engaging the flange of the metal base.

The metal lath was erected with the long dimension of the sheets vertical and was securely spliced with #18 gauge wire 6" on centers.

The end of the ¾" rib lath, applied to one half of the test frame, about the vertical axis, was inserted into the "V" slot of the double base clips and the other end was attached to the ceiling runner with #18 tie wire at each rib.

The rod ribbed lath was similarly attached in the second half of the test frame.

The temporary bracing and plastering were identical to Panel "A". Panels of similar construction, except that the size was 8'-6" high by 17'-1½" long were constructed at the same time for the purpose of impact testing, as required by the Board.

Fire and Hose Stream Test: The fire and hose stream test was conducted in accordance with the requirements of C26-579.0 through C26-587.0 and C26-591.0 and C26-592.0 Administrative Building Code.

The impact test was conducted in accordance with the requirements of the Board and consisted of subjecting the panel to the impact of a 60 lb. sandbag, swung through successive arcs of 30°, 45°, 60° and 90° measuring the deflection and permanent set. The point of impact of the bag being at the geometrical center of the panel.

The tests, mentioned above, conducted at Ohio State University, were witnessed by Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and D. R. Wadle and C. S. Reed of the Metal Lath Mfg. Association. The tests were conducted by J. R. Shanks, L. E. Vandergrift and J. G. Birle of Ohio State University.

Test Results.

Panel "A"

Fire Test:

Initial temperature; 54° F.

End point, average of all surface couples, 54° + 250° = 304° F.

End point, high single couple, =

250 + (30% x 250°) + Initial Temp.

250 + 75 + 54 = 379° F.

The end point, average of all surface couples was reached at 62.75 minutes.

The maximum deflection, of 4.03 inches was reached at 60 minutes.

Hose Test: The panel successfully withstood the hose stream test and no breakthrough of the panel occurred.

Impact Test

Arc

Deflection

Perm. Set

30°

.061"

.013"

45°

.156"

.019"

60°

.227"

.022"

90°

.372"

.022"

Nine additional 90° blows were recorded and the deflection at the 10th 90° was .582" and the permanent set was .021".

A hairline crack, barely visible, occurred at the 60° drop and any additional cracks that developed during the test were of the hair line type. There were no pronounced cracks visible.

Panel "B"

Fire Test:

Initial Temperature = 70° F.

End point, average of all surface couples = 70° + 250° = 320° F.

End point high single couple = 250° + (30% x 250°) + 70° = 395° F.

The end point, high single couple was reached at 69.25 minutes.

The maximum deflection of 4.70 inches was reached at 69 minutes.

Hose Test: The panel successfully withstood the hose stream test and no breakthrough of the panel occurred.

Impact Test

Arc

Deflection

Perm. Set

30°

.080"

.007"

45°

.179"

.014"

60°

.275"

.016"

90°

.400"

.016"

A total of 50 blows from the 90° arc position were struck and the total damage to the partition were a series of hair line cracks. There were no pronounced cracks visible.

The complete test reports of Ohio State University are on file with and are part of the record.

Recommendation

On the basis of the inspection and the successful result of the test, the data filed by the applicant, and the test panel being constructed of materials furnished, not only by the Wheeling Corrugating Company, but also by other metal lath and metal lath accessory companies, the Committee on Test recommends the approval of the Wheeling Corrugating Company's 3.4 lbs. per sq. yd. Diamond Wire Mesh and ¾" x 3.4 lbs. per sq. yd. rod rib lath for use in an incombustible, non-load-bearing, one hour fireproof 2" studless metal lath and sanded gypsum plaster partition, under the provisions of C26-88.0, C26-191.0, C26-239.0, C26-240.0, C26-241.0, C26-636.0, C26-637.0, C26-638.0.3 and C26-688.0 Administrative Building Code, and the pertinent sections of the Multiple Dwelling Law,—when installed in accordance with the provisions of this report, and when all component parts of such partitions are approved types, installed in accordance with their individual approvals.

The Committee further recommends that 3.4 lbs. per sq. yd. Diamond Wire Mesh and ¾" x 3.4 lbs. per sq. yd. rod rib lath and/or metal lath accessories manufactured by Wheeling Corrugating Company for use in the 2" Studless Metal Lath partition, recommended for approval under this resolution when delivered shall be tagged or labeled: "Approved by the

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Board of Standards and Appeals for use in New York City under Cal. 242-49-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

243-49-SM

APPLICANT—Metal Lath Manufacturers Association, for U. S. Gypsum Company, owner-manufacturer.

SUBJECT—2 inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition (for use as a non-bearing, one-hour fire-resistive, non-combustible partition), approval of.

APPEARANCES—

For Applicant: Donald R. Wadle.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (243-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 24, 1941

Re: Cal. 243-49-SM.

Subject: Two (2) Inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition, approval of.

Metal Lath Manufacturers Association, Cleveland, Ohio, for United States Gypsum Company, Chicago, Illinois, filed March 7, 1949, an application with the Board of Standards and Appeals for approval of the material known as the Two (2) Inch Studless Metal Lath and Sanded Gypsum Plaster Solid Partition under the provisions of C26-88.0; C26-191.0, C26-239.0, C26-240, C26-241.0, C26-244, C26-636.0, C26-637.0, C26-638.0.3. and C26-688.0 Administrative Building Code, and the pertinent sections of the Multiple Dwelling Law.

Purpose

This material is to be used as an incombustible, non load-bearing one hour fireproof partition.

Description

The partition consists of incombustible materials so assembled as to form a fireproof partition. The component parts of the panel consists of the following materials; metal ceiling runner, metal base assembly, tie wire, metal lath and sanded gypsum plaster. The metal lath being either Diamond mesh, $\frac{3}{8}$ " Rib or Rod Rib Lath weighing a minimum of 3.4 lbs. per sq. yard.

Inspection and Test

WHEREAS, the Metal Lath Manufacturers Association had filed for ten manufacturing members of the Association, and as each member of the Association did not make all the component parts of the finished partition, and further, that individual fire, hose stream, and impact tests, would be impractical and be a redundant operation; if run for all possible combinations of various component parts, the Board decided to test two panels of representative materials, manu-

factured by various members of the Metal Lath Manufacturers Association.

In line with this decision, the Metal Lath Manufacturers Association submitted to the Board samples of the products of all the various manufacturers and the Committee on Test, after examination and careful inspection of the various samples, picked the component parts to be used in the make-up of the two test panels.

Materials used in Test Panel;—

Panel "A"—Diamond Mesh Metal Lath and Sanded Gypsum Plaster.

Materials used:—Ceiling Runner; United States Gypsum Company Ceiling Runner, 24 gauge metal formed into an "L" shape $2\frac{1}{2}$ " x $\frac{5}{8}$ ".

Metal Base Assembly; Penn Metal, flat "U" shaped 1" Floor Runner #125, 20 gauge steel; Metal Base Plates #100 20 gauge steel $2\frac{1}{2}$ " high cold rolled $\frac{3}{4}$ " lathing channel $2\frac{1}{2}$ " long used as spacers.

Metal Lath; Regular Flat expanded Diamond Mesh Metal Lath manufactured by Bostwick Steel Lath Co. weighing 3.4 lbs. per square yard.

Tie Wire; No. 18 W and M gauge galvanized soft annealed wire.

Plaster; Regular gypsum plaster as manufactured by both the National Gypsum Co. and United States Gypsum Co. Lime; National Gypsum Co. Gold Bond Lime and United States Gypsum Co. Grand Prize Lime.

Gauging Plaster, National Gypsum Co. Gold Bond Super White Slow Set Gauging Plaster and United States Gypsum Co. Red Top Slow Set Gauging Plaster.

Panel "B": Rod Rib Lath and $\frac{3}{8}$ " Rib Lath and Sanded Gypsum Plaster.

Material used:

Ceiling Runner; Milcor Ceiling Runner as manufactured by Inland Steel Products Co. 28 gauge, formed into an "L" shape $2\frac{1}{2}$ " x $9\frac{1}{16}$ ".

Metal Base Assembly; Milcor, as manufactured by Inland Steel Products Co. consisting of No. 666-D Double Base Clip for 2" partition made from 18 gauge steel and No. 666 Metal Base made from 20 gauge steel.

Metal Lath; Two types of ribbed metal lath were used in Panel "B", Penn Metal $\frac{3}{8}$ " Rib Lath; this lath weighed 3.4 lbs. per square yard with the ribs spaced $4\frac{1}{2}$ " on centers. The rod ribbed lath was manufactured by Wheeling Corrugating Co.; this lath weighing 3.4 lbs. per square yard and is flat expanded metal lath stiffened with pairs of No. 11 gauge steel rods welded to the lath, spaced 7" on center.

The tie-wire, plaster, lime and gauging plaster were the same as used on Panel "A".

Construction of test panel:

Panel "A". The test panel was a partition 10'-0" x 10'-0" x 2" and was constructed as follows:

The United States Gypsum Co. "L" shaped ceiling runner was attached to the top of the test frame with concrete stub nails.

The Diamond Mesh Metal Lath was erected with the long dimension vertical and was spliced with #18 gauge tie wire. As the sheets of lath were applied the splices were staggered in the courses. The sheets of lath were attached to the ceiling runner with ties of #18 gauge wire spaced 6" on center.

The lath was kept taut and was lapped at the end not less than 1", at the sides not less than $\frac{1}{2}$ " and the sides of the sheets were tied vertically at 6" intervals.

The lath was butted against the top and sides of the test frame. On one side of the panel a 1" x 3" cornerite was applied. The 1" edge of the cornerite was attached to the test frame. On the other side of the panel an "L" shaped U. S. Gypsum ceiling runner was attached to the test yoke. The lath was attached to the runner by wire ties spaced 6" on center vertically.

The Penn Metal 1" Floor Base was attached to the bottom of the test frame. The metal base #100 was hooked into

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each side of the floor runner and wire clips #113 were inserted through the metal lath and dropped into the slots in the top of the metal base in order to hold the metal base in place. A 2½" piece of ¾" channel was inserted between the metal lath and the metal base as a spacer to steady the assembly prior to grouting of the base.

The metal base assembly was grouted with a 1 to 2 mix of sanded gypsum plaster thus anchoring and centering the lath in the metal base assembly and adding rigidity to the lower portion of the metal lath.

The partition was temporarily braced for plastering, with two horizontal braces extending the full width of the partition. One vertical brace was used and it was tied to the two horizontal braces.

Two different brands of plaster were used in the test panel. National Gypsum Co. materials were used on one-half of the panel, dividing the panel about the vertical axis, and U. S. Gypsum Co. materials were used on the other half of the panel.

The plaster was applied in the following manner. The scratch coat was applied on the side opposite the bracing; then the brown coat. The bracing was removed and the scratch and brown coat was applied to the face that had been braced.

The mix for the scratch and brown was one part of gypsum to two parts of sand, by weight.

After the base coat of plaster had set a finish coat was applied. The mix for the finish coat was 3 parts of lime putty to 1 part of slow set gauging plaster by volume.

Panel "B".

The Milcor "L" shaped ceiling runner was attached to the top of the frame.

The Milcor Double Base Clips No. 666-D with a "V" slot were nailed to the bottom of the test frame. Milcor Metal Base Plates No. 666 were attached to both sides of the base clips by the prongs of the clips, engaging the flange of the metal base.

The metal lath was erected with the long dimension of the sheets vertical and was securely spliced with #18 gauge wire 6" on centers.

The end of the ¾" rib lath, applied to one-half of the test frame, about the vertical axis, was inserted into the "V" slot of the double base clips and the other end was attached to the ceiling runner with #18 tie wire at each rib.

The rod ribbed lath was similarly attached in the second half of the test frame.

The temporary bracing and plastering were identical to Panel "A".

Panels of similar construction, except that the size was 8'-6" high by 17'-1½" long were constructed at the same time for the purpose of impact testing, as required by the Board.

Fire and Hose Stream Test: The fire and hose stream test was conducted in accordance with the requirements of C26-579.0 through C26-587.0 and C26-591. and C26-592.0 Administrative Building Code.

The impact test was conducted in accordance with the requirements of the Board and consisted of subjecting the panel to the impact of a 60 lb. sandbag, swung through successive arcs of 30°, 45°, 60° and 90° measuring the deflection and permanent set. The point of impact of the bag being at the geometrical center of the panel.

The tests, mentioned above, conducted at Ohio State University, were witnessed by Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and D. R. Wadle and C. S. Reed of the Metal Lath Mfg. Association. The tests were conducted by J. R. Shanks, L. E. Vandergrift and J. G. Birle of Ohio State University.

Test Results.

Panel "A".

Fire Test:

Initial temperature; 54° F.

End point, average of all surface couples, 54° + 250° = 304° F.

End point, high single couple, =

$$250 + (30\% \times 250^\circ) + \text{Initial Temp.}$$

$$250 + 75 + 54 = 379^\circ \text{ F.}$$

The end point, average of all surface couples was reached at 62.75 minutes.

The maximum deflection, of 4.03 inches was reached at 60 minutes.

Hose Test: The panel successfully withstood the hose stream test and no breakthrough of the panel occurred.

Impact Test

Arc	Deflection	Perm. Set
30°	.061"	.013"
45°	.156"	.019"
60°	.227"	.022"
90°	.372"	.022"

Nine additional 90° blows were recorded and the deflection at the 10th 90° was .582" and the permanent set was .021".

A hairline crack, barely visible, occurred at the 60° drop and any additional cracks that developed during the test were of the hairline type. There were no pronounced cracks visible.

Panel "B".

Fire Test:

Initial Temperature = 70° F.

End point, average of all surface couples = 70° + 250° = 320° F.

End point high single couple = 250° + (30% x 250°) + 70° = 395° F.

The end point high single couple was reached at 69.25 minutes.

The maximum deflection of 4.70 inches was reached at 69 minutes.

Hose Test: The panel successfully withstood the hose stream test and no breakthrough of the panel occurred.

Impact Test

Arc	Deflection	Perm. Set
30°	.080"	.007"
45°	.179"	.014"
60°	.275"	.016"
90°	.400"	.016"

A total of 50 blows from the 90° arc position were struck and the total damage to the partition were a series of hair line cracks. There were no pronounced cracks visible.

The complete test reports of Ohio State University are on file with and are part of the record.

Recommendation

On the basis of the inspection and the successful result of the tests, the data filed by the applicant, and the test panel being constructed of materials furnished, not only by the United States Gypsum Company, but also by other metal lath and metal lath accessory companies, the Committee on Test recommends the approval of the United States Gypsum Company's 3.4 lbs. per sq. yd. Diamond Wire Mesh and ¾" x 3.4 lbs. per sq. yd. rib lath for use in an incombustible, non-load-bearing, one hour fireproof 2" studless metal lath and sanded gypsum plaster partition, under the provisions of C26-88.0, C26-191.0, C26-239.0, C26-240.0, C26-241.0, C26-636.0, C26-637.0, C26-638.0.3 and C26-688.0 Administrative Building Code, and the pertinent sections of the Multiple Dwelling Law,—when installed in accordance with the provisions of this report, and when all component parts of such partitions are of approved types, installed in accordance with their individual approvals.

The Committee further recommends that 3.4 lbs. per sq. yd. Diamond Wire Mesh and ¾" x 3.4 lbs. per sq. yd. rib lath and/or metal lath accessories manufactured by United States Gypsum Company for use in the 2" Studless Metal Lath partition, recommended for approval under this resolution when delivered shall be tagged or labeled: "Approved

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by the Board of Standards and Appeals for use in New York City under Cal. 243-49-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

EDWIN W. KLEINERT,
Commissioner.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

724-49-SA

APPLICANT—Ribelle V. Perotto, for The Carlin Company, owner.

SUBJECT—Application for consideration—reopening to include additional name—re Carlin Oil Burner #420, also marketed as "Burnswell" Oil Burner, Model 400 (previously approved).

APPEARANCES—

For Applicant: Ribelle V. Perotto.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (724-49-SA)

WHEREAS, the Carlin Company of Wethersfield, Connecticut filed October 14, 1949 an application with the Board of Standards and Appeals for approval of the Carlin Oil Burner #420, also to be marketed as the Burnswell Oil Burner #400 under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals, and this appliance was approved by the Board December 20, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 20, 1949, by adding thereto:

"... that the burner herein approved may also be marketed by the Capson Company, Inc. under the name "Capco", on condition that under whichever name marketed, the oil burner shall comply in all respects with the resolution adopted on December 20, 1949."

APPEALS FROM ADMINISTRATIVE DECISIONS

114-51-A

APPLICANT—William F. Staab, for Josephine G. Wilson, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1818 86th street, southwest corner of Bay 19th street (2nd floor); (Block 6369, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: William F. Staab and Edward W. Stitt, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (114-51-A)

WHEREAS, William F. Staab for Josephine G. Wilson, owner, filed February 7, 1951 an appeal from a decision of the borough superintendent affecting premises 1818 86th street, southwest corner of Bay 19th street (Block 6369, Lot 50), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated February 7, 1951 as to Alt. Applic. 3997-50, reads:

"3—Occupancy of Class 3 structure over 20' in height as a dance hall is contrary to C26-254.0 (Sec. 4.2.1) of the Administrative Code.

This structure was erected under N.B. 14290/28 and Certificate of Occupancy #56279 was issued on May 29, 1929 for 1st floor, stores, and 2nd floor, business school.

A number of applications were filed primarily to change the occupancy of the building. The following are the alterations which were approved and the certificates of occupancy that were issued:

Alt. #719/43—C.O. 108777 issued May 29, 1929. Occupancy—Cellar—Boiler Room, Storage and Billiard Academy.

1st floor—Auto Show Room, Restaurant and Cabaret, and store.

2nd floor—Offices.

Alt. #4551/48—C.O. 122680 issued Feb. 9, 1949. Occupancy—Cellar—Boiler Room, Storage and Billiard Academy.

1st floor—Restaurant, Bar and Grill and Cabaret, Auto Show Room and Store with incidental mfg.

2nd floor—Offices and Dance Hall.

This certificate of occupancy was improperly issued and the alteration on which it was issued improperly approved as the dance hall occupancy is in violation of C26-254.0 (Sec. 4.2.1) of the Administrative Code. This alteration which proposed a change in occupancy of the 2nd floor to dance hall and dance studio is therefore denied.

4—Means of egress from the 2nd floor inadequate as the existing two exits are required from the dance hall portion of the building as per C26-281.0 (Sec. 6.1.10) and means of egress complying with the requirements of C26-292.0 are not provided from the dance studio portion of the building.

Furthermore, the swing of the door at (A) obstructs the passageway to the rear means of egress and the sliding door (B) at the exit to the stairway at front violates C26-292.0 (Sec. 6.4.1.8.2, Sub-sec. 2)a)." and

WHEREAS, the applicant states that the building is 2 stories, 27 ft. in height, 79 ft., 8 in. by 91 ft. in area, of class 3 construction, erected 1928, located on a lot 79 ft., 8 in. by 100 ft. in area, in a business use, C area, class 1 height district, used and occupied since 1949 as follows: cellar, boiler room and billiard room—80 persons; 1st floor, restaurant, bar and grill—110 persons; automobile showroom—5 persons, and store—3 persons; 2nd floor, dance hall—350 persons, and offices—50 persons; that it is proposed to be used and occupied as follows: cellar, boiler room, storage and billiard academy—80 persons; 1st floor, restaurant, bar, grill and cabaret—110 persons; automobile showroom—5 persons; store, for electric fixtures and manufacturing incidental thereto—3 persons; 2nd floor, dance hall and studio for teaching dancing—400 persons, and dance studio—50 persons; that the building is provided with two 4 ft. wide fire-proof stairs enclosed in brick and plaster, equipped with fire-proof self-closing doors leading direct to street; that one stair is provided with a ladder and scuttle to roof and one stair leads to roof bulkhead; and

WHEREAS, the applicant contends that the building was erected under N.B. 14290/28 and certificate of occupancy

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56279 issued permitting the use of the 2nd floor as a business school on February 9, 1949; that Alt. Appl. 4551-48 was approved and certificate of occupancy 122680 issued and P. A. Applic. 92-48 was approved; and

WHEREAS, the applicant has filed a report of previous record of permits granted by the department indicating that Alt. Applic. 719-43 was filed and approved for the following use: cellar, storage and boiler room; 1st floor, store, restaurant and cabaret and light manufacturing (garments); 2nd floor, office, and certificate of occupancy 108777 was issued subsequent to action by the Board under Cal. No. 199-43-S; that Alt. Applic. 1575-47 was filed and approved and certificate of occupancy 117961 issued July 7, 1947 as follows: cellar, boiler room, storage, and billiard academy (approved P.A. 62-47)—80 persons; 1st floor, stores, restaurant, bar and grill and cabaret (approved P.A. 433-43)—110 persons; 2nd floor, office; that Alt. Applic. 4551-48 was filed and approved and certificate of occupancy 122680 issued February 9, 1949, for the following use and occupancy: cellar, boiler room, storage and billiard academy (P.A. 62-47, approved)—80 persons; 1st floor, restaurant, bar and grill and cabaret (P.A. 433-43, approved)—110 persons; auto showroom—3 persons; store, with electric light fixtures, manufacturing incidental thereto—5 persons; 2nd floor, dance hall (P.A. 92-48, approved)—400 persons; offices—30 persons; and

WHEREAS, the applicant contends that he has personally examined the premises and that he has never seen a more substantial, safer or better class 3 building built; that the building fronts on three streets and yard and has windows on all sides and that from the second floor there is a direct stairway to the street at front and a brick enclosed stairway in rear yard leading direct to the street and there are three horizontal fire exits, and that the owners have spared no expense to make this building safe; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 3997-50, Objections 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building and occupancy shall be substantially as proposed and as indicated on plans filed with this appeal marked "Received June 5, 1951," (7 sheets), *on condition* that the building shall not be increased in height or area; that the exits shall be maintained as shown thereon except that the existing sliding fire door on the 2nd floor to the central stairway shall be removed and the door in the partition leading to the vestibule shall be maintained as a fire-proof self-closing door opening in the direction of exit; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

255-51-A

APPLICANT—Kenneth H. Bailey, for Charles M. Sorensen, owner.

SUBJECT—Appeal from a decision of the borough superintendent (under section 35 of the General City Law re bed of mapped street—51st street).

PREMISES AFFECTED—50-19 47th avenue (Nelson avenue), northwest corner of 51st (Jessie place) street (ground floor); (Block 2283, Lot 68), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Kenneth H. Bailey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (255-51-A)

WHEREAS, Kenneth H. Bailey, for Charles M. Sorensen,

owner, filed April 11, 1951, an application pursuant to Section 35 of the General City Law to permit the maintenance of an existing building in the bed of a mapped street (51st street—Jessie place) affecting premises 50-19 47th avenue (Nelson avenue) northwest corner of 51st (Jessie place) street (ground floor); (Block 2283, Lot 68), Woodside, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated April 3, 1951, acting on Alt. Applic. 519/51, reads:

"1. No construction permitted in bed of mapped street Sect. 35 General City Law."

and

WHEREAS, the applicant states that the building is one story, 15 ft. in height, 100 by 100 ft. in area, Class 3 construction, erected in 1929, located on a lot 100 by 100 ft. in area, in an unrestricted use, B area, Class 1½ height district, used and occupied since 1929 as a public garage; proposed to be used and occupied: Basement, boilerroom; 1st floor—manufacturing hospital equipment, 25 persons. Certificate of Occupancy #41524 issued July 29, 1929, upon completion of work under N.B. 1265/29, permits the use of the building as a public garage; and

WHEREAS, the applicant contends that the existing building stands partly in the bed of 51st street, as shown on Final City Map adopted July 7, 1911; that the City has not acquired title to the street and there are no proceedings pending at this time to acquire such title; that no structural changes will be made in the building that will increase its value; that the owner wishes to use the building for manufacturing and has applied for a new certificate of occupancy; that all changes proposed are interior consisting of new doors, toilets and partitions; and

WHEREAS, the applicant has filed a statement with the Board signed by the owner, agreeing that in the event the street is acquired by the city, no claim will be made for the portion of the building within the mapped street, except for the value of such portion at the time of condemnation as determined by the court, such value to be reduced at the rate of 5% per annum from the date of the Board's action, so that in the event acquisition does not take place for twenty years, such claim will be entirely satisfied without compensation from the city except for the value of the land so taken; and

WHEREAS, the street in question is on the city map.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 519-51, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the continuance of that portion of the building within the bed of proposed 51st street, *on condition* that in the event this portion of the land and the building thereon is acquired by the city no claim will be made for the portion of the building within the mapped street except for the value of such portion of the building as determined by the court at the time of condemnation and that such value shall be subject to amortization of 5 per cent per annum from the date of this resolution so that in the event the acquisition does not take place until 20 years have elapsed there will be no claim for the building itself and the remuneration for the land to be condemned will be as determined by the court all as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

271-51-A

APPLICANT—Walker and Poor, for City Bank Farmers Trust Co., as Trustee for William Waldorf Astor, owner (Bank of The Manhattan Company, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—535 5th avenue and 1 East 44th street, northeast corner (cellar and 1st floor) (Block 1279, Lot 1), Borough of Manhattan.

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APPEARANCES—

For Applicant: Albert Swanke and Harold G. Collins.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (271-51-A)

WHEREAS, Walker and Poor, for City Bank Farmers Trust Co., as Trustee for William Waldorf Astor, owner (Bank of The Manhattan Company, lessee), filed April 10, 1951, an appeal from a decision of the borough superintendent, affecting premises 535 5th avenue and 1 East 44th street, northeast corner (cellar and 1st floor); (Block 1279, Lot 1), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated April 5, 1951, as to Alt. Applic. 1923/50, reads:

"9. All stairs, including nonrequired stair from cellar to first floor should be in 3 hour enclosure."

and

WHEREAS, the applicant states that the building is 33 stories and penthouses, 432 ft. in height, 125.3 ft. by 140 ft. in area at first floor, 80 by 110 ft. in area at typical floor, Class 1 construction, erected in 1925, located in a restricted retail use, B area, Class 1½ height district, used and occupied since 1927, subcellar, kitchen, bakery and storage, 70 persons; cellar, restaurant, cabaret and tearoom, 900 persons; 1st floor, stores and public lobby, 100 persons; 2nd floor, banking room, 100 persons; 3rd to 33rd floors, offices, 130 persons on the 3rd floor, 80 persons on the 4th to 13th floors, 14th to 17th floors, offices, 70 persons per floor; 18th to 33rd floors, offices, 40 persons per floor; that the building is equipped with an approved standpipe system, an interior fire alarm system; that there is one 3 ft. 9 in. wide steel interior stairs from roof bulkhead direct to street; that there is one fire tower; and

WHEREAS, the applicant contends that after extensive alteration the Bank of the Manhattan Company will occupy the cellar and the first three floors for a bank and offices therefore and will operate a bank which includes the integral use of the main banking room on the first floor and a banking room on the cellar floor; that these two banking rooms will be connected by two unenclosed service stairs between the cellar and first floor; that these stairs will be in addition to the two required interior stairs; that the borough superintendent has approved the installation of the service stairs on consideration that the stairs be provided with a deluge type sprinkler system and plans have been approved showing such installation as of December 25, 1950; that it is now proposed to omit the deluge type sprinkler system as it is felt that it is an unfair premium to pay for the precautions that have already been provided in the banking area; that in addition to the two required stairs the first floor banking area will have direct exit to the street; that the unenclosed service stairs will be maintained only between the two banking stories between the first and cellar; that the Borough Superintendent holds that the cellar is not a story under section 1.138 of the Building Code but that under section 1.21 the definition of a cellar is specifically mentioned as a story; and

WHEREAS, Certificate of Occupancy 12393 issued by the borough superintendent August 8, 1927, upon completion of work under N.B. App. 832/25, permits the present use and occupancy except that the first floor is permitted to be used for stores; that the basement for restaurant and tearoom and the subbasement as kitchen, bakery and storage and the limitation on the number of occupants permitted in the basement, during the period that the grillroom, in the west section of basement is occupied as cabaret, should not exceed 300 persons.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1923-50, Objection 9, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that there shall not be unenclosed stairs or escalators between the cellar story and the first story other than the two unenclosed stairs as proposed and as shown on plans filed with this appeal marked "Received April 10, 1951," (4 sheets); that there shall be no unenclosed opening between the 1st story including its mezzanine and 2nd story; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the premises are occupied as proposed as a bank and no inflammable materials requiring a permit from the fire commissioner shall be stored within this portion of the building.

275-51-A

APPLICANT—Robert Gottlieb, for 1881 Park Ave. Corp., owner (G. A. Feld & Co., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1881-1883 and 1885-1889 Park avenue, northeast corner of East 128th street (Block 1777, Lots 1 and 3), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock..... 1

Negative: Commissioners Kleinert and Keating and Deputy Chief Guinee..... 3

THE RESOLUTION (275-51-A)

WHEREAS, Robert Gottlieb, for 1881 Park Ave. Corp., owner, G. A. Feld & Co., lessee, filed April 17, 1951 an appeal from decision of the borough superintendent affecting premises 1881-1883 and 1885-1889 Park avenue, northeast corner of East 128th street (Block 1777, lots 1 and 3), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated April 2, 1951, on amendment to Alt. 2259-50, reads:

"1. Building exceeds 4 stories in height, therefore should be of fireproof construction for factory use.

Note: A portion of building was increased in height in 1920—5th floor added) "to factory".

and

WHEREAS, the applicant states that the building is five stories, 55 ft. in height, 425 ft. by 80 ft. in area 1st floor; 125 ft. by 70 ft. and 80 ft. in area at typical floor, of class 3 construction; erected prior to 1900, located in an unrestricted use, B area, class 1½ height district, used and occupied since 1950 as follows: cellar, storage and boiler room—2 persons; 1st floor, store and storage—5 persons; 2nd floor, storage and office—20 persons; 3rd floor, factory and office—30 persons; 4th floor, factory—16 persons; 5th floor, factory and storage—15 persons; that it is proposed to be used and occupied upon completion of alteration as follows: cellar, storage stainless steel and boiler room—2 persons; 1st floor, store and storage stainless steel sheets—5 persons; 2nd floor, storage of stainless steel and office—20 persons; 3rd floor, manufacturing (sewing) and office—30 persons; 4th floor, manufacturing dolls—16 persons; 5th floor, manufacturing (knitting) and storage—15 persons; that the building will be provided with 2 interior 3 ft. 8 in. wide stairs from roof bulkhead direct to street, one (steel) stair to be brick enclosed and the other (wood stairs) enclosed in partitions of metal lath and plaster; that in addition there will be 2 fire escapes on the rear extending to roof by stair and to yard and street by stair; that the window and door openings on the course of the fire escape are fireproof, self closing; and

WHEREAS, certificate of occupancy 8953, issued December 9, 1924 to 1881 and 1883 Park avenue, upon completion of

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work under Alt. Applic. 1530-24, permits the following use and occupancy: cellar, storage; 1st floor, storage—15 persons; 2nd floor, office and storage—12 persons; 3rd floor, office and storage—14 persons; 4th floor, storage—4 persons; 5th floor, storage—4 persons, with the following live loads: 1st floor, #1881, 150 lbs; 1883, 150 lbs; 2nd floor, 1881, 60 lbs; 1883, 150 lbs; 3rd floor, 1881, 60 lbs; 1883, 150 lbs; 4th floor 1881, 125 lbs; 1883, 150 lbs; 5th floor 1881, 125 lbs; 1883 150 lbs; and

WHEREAS, certificate of occupancy 3647, in 1889 Park avenue, issued September 12, 1921, upon completion of work under Alt. Applic. 3310-20 permits the following use and occupancy: cellar, storage—3 persons; 1st floor, storage—6 persons; 2nd floor, storage and office—11 persons; 3rd floor and floors above, storage — 3 persons; 250 lb. live load throughout; and

WHEREAS, violation 4545 of 1950 issued August 9, 1950 against 1881 to 1885 Park avenue was for changing the use, arrangement and occupancy of 3rd, 4th and 5th floors from warehouse to factory, contrary to certificate of occupancy 8953-24; and

WHEREAS, the applicant contends that the premises consist of two 5-story and cellar, class 3 constructed buildings, erected 1884 as lofts under which classification factory use was permitted; that the south portion, 50 ft. wide, was 4 stories in height and increased to 5 stories in 1921, when the buildings were combined and altered into a grocery warehouse occupied by Gristede Brothers; that exits consist of one 3 ft. 8 in. wide iron stairs, fireproof enclosed, in the north section and a 3 ft. 8 in. wide wood stair enclosed in fire retarded partitions in the southerly section; that there are two 6 ft. 3 in. fire escapes at the rear with access thereto by fireproof doors and windows; that both fire escapes extend to roof; that the south fire escape extends to street by a fire retarded passageway to 128th street, and the north fire escapes lead to platform with stair to the adjoining yard at north and a drop ladder to yard at east; that the brick wall dividing the two sections has two 3 hour fire doors on each floor; that the present owner purchased the buildings in 1950 and uses them as follows: cellar, 1st and the greater part of the 2nd floor as ware house and office for iron and steel products; that 3rd, 4th and 5th floors are rented for manufacturing with a maximum of 30 persons per floor; that the buildings were originally used for factories which use was discontinued in 1921; that stair enclosures are protected with fireproof doors; that it is proposed to install a fire alarm system and to conduct regular fire drills; that the danger of fire from the cellar, 1st and 2nd floors is negligible as the materials stored are all non-combustible; that in view of the adequacy of the exits and the nature of the occupancy, it is requested that the Board grant a variance to permit the continuance of the existing use with the number of occupants limited by the capacity of the stairs with no credit given for the fire escapes; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, drums of asphaltic roofing material were found to be stored on the first floor; and

WHEREAS, the following resolution was offered for adoption:

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 2259-50, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the exits shall be maintained substantially as indicated on plans filed with this appeal marked "Received June 1, 1951," (8 sheets), that all the doors in the fire wall on the floors on which manufacturing is proposed, namely, 3rd, 4th and 5th, shall be equipped with one swing door and one sliding door so as to comply with the requirements for horizontal exits; that in addition there shall be an opening in the extension of the fire wall against the fire escape at the rear so that the fire escape will also be accessible on all floors above the 2nd to such fire escape from the two southerly buildings; that no

manufacturing shall be carried on the 1st, 2nd, or cellar floors; that on the 2nd and 3rd floors the most southerly space on each floor where marked live load 60 lbs. shall be occupied for office uses only; that a fire alarm system and fire drills shall be maintained; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct and that in all other respects, the building and occupancy shall comply with all laws and rules applicable thereto."

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2259-50, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

255-43-A—Vol. II

APPLICANT—George Kent Weldon, for Hyland Nursing Home, owner.

SUBJECT—Application for consideration — reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—28-53 216th street, north side, 477.32 ft. east of 38th avenue (Block 6019, Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: F. A. McCarthy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (255-43-A—Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 28-53 216th street, north side, 477.32 ft. east of 38th avenue (Block 6019, Lot 1), Bayside, Borough of Queens, was granted by the Board on October 5, 1943, as Vol. I, for a term of two (2) years on certain conditions; and

WHEREAS, the resolution was amended as Vol. II, January 22, 1946; and

WHEREAS, the term of variance was extended January 22, 1946 and February 3, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 5, 1943, as *amended* by resolutions adopted through February 3, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* for a term of three (3) years from February 3, 1951, *on condition* . . .; that in all other respects the requirements of the resolution as adopted by the Board on January 22, 1946, shall be complied with; that license to operate shall also be obtained from the Department of Health or Department of Hospitals, whichever assumes jurisdiction; and that a new certificate of occupancy shall be obtained (Alt. 1628/48)."

505-50-A

APPLICANT—A. F. Winter, for Hildo, Inc., owner, F.W. Woolworth Co., lessee.

SUBJECT—Application for consideration — reopening and amendment of resolution—re Appeal from an order of the fire commissioner, previously granted on condition.

PREMISES AFFECTED—15-15 to 15-19 122nd street, east side, 75 ft. north of 18th avenue (Block 4084, Lots 8 and 10), College Point, Borough of Queens.

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APPEARANCES—

For Applicant: Chester E. Arthur and A. E. Johnson.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (505-50-A)

WHEREAS, this appeal from an order and decision of the fire commissioner, affecting premises 15-15 to 15-19 122nd street, east side, 75 ft. north of 18th avenue (cellar); (Block 4084, Lots 8 and 10), College Point, Borough of Queens was granted by the Board November 14, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 14, 1950, so that as *amended* the resolution shall read:

“... *granted on condition* that there shall be installed throughout the cellar a wet sprinkler system fed from a new main not less than 3 in. in diameter, directly connected to the 8-in. water main in the street; that the spacing of the heads may be increased 25%; that the water flow alarm may be omitted; that all parts of the cellar shall be sprinklered except within the boilerroom; that there shall be installed in connection with such sprinkler system a single hose inlet installed on the 122nd street front of the building and not less than 18 in. above sidewalk; that the sprinkler heads may be pendant; that merchandise shall not be stacked within 18 in. of the ceiling; that the sprinkler riser need not exceed the diameter of the source of supply; and that in all other respects the requirements of the Code as to installation of a sprinkler system shall be complied with (27635-LF).”

289-51-A

APPLICANT—Prowler and Sushan, for 902 41st St. Corp., owner (Benjamin Roffman, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—902-912 41st street and 4101-4109 9th avenue, southeast corner (1st floor); (Block 5590, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry M. Sushan and Benjamin Hoffman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (289-51-A)

WHEREAS, the Board deems that it has no jurisdiction to permit the requested vestibule beyond the building line; and

WHEREAS, the Board recommended to the applicant that he could apply to the Division of Franchises of the Board of Estimate as the only agency having jurisdiction to permit the proposed vestibule beyond the building line to project into the city street; and

WHEREAS, in the opinion of the Board, the temporary glass enclosed vestibule was unlawfully permitted.

Resolved, that the appeal be and it hereby is *withdrawn*.

774-50-A

APPLICANT—De Rose and Cavalieri, for Elizabeth Pazzanese, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 18, 1951, 2 P.M. for applicant to discuss with owner the question of withdrawal of this appeal and the filing of an application for a zoning variance.

775-50-A

APPLICANT—De Rose and Cavalieri, for Elizabeth Pazzanese, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—779 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 18, 1951, 2 P.M. for applicant to discuss with owner the question of withdrawal of this appeal and the filing of an application for a zoning variance.

85-51-A

APPLICANT—Henry George Greene, for Samuel Levy, Sadie Levy, Lenard Weill and Nathan Whitehorn, owners (Range Motors, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—438-444 West 19th street, south side, 225 ft. east of 10th avenue (Block 716, Lot 57), Borough of Manhattan.

APPEARANCES—

For Applicant: Herbert Kain.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 10, 1951, 2 P.M. for applicant to file corrected plans.

99-51-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES—Samuel Seskin.

SUBJECT—Appeal from a decision of the borough superintendent, re revocation of Certificate of Occupancy No. 110874.

PREMISES AFFECTED—2269 Emmons avenue, north side, from Dooley street to Delamere place (1st floor); (Block 7496, Lots 64 and 66), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. A. Lipschitz.

For Owner: Gustave Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 2 P.M. for inspection and decision without further argument.

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293-51-A

APPLICANT—Gustave Goldman, for Samuel Seskin, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2253-2269 Emmons avenue, north side, from East 23rd to Dooley streets (1st floor); (Block 7496, part of Lot 66), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 2 P.M. for inspection and decision without further argument.

294-51-A

APPLICANT—Samuel Rosenblum, for Five and Seven Vestry Street Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 Vestry street, south side, 113.18 ft. west of Varick street and 28 Laight street (Block 220, Lot 23), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Ralph Rubinger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, at 2 P.M. for inspection and decision without further argument.

388-51-A

APPLICANT—Joseph Schafran, for Morton Pickman, Bess Berley and Esther Ellman, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—206-10 to 206-16 86th road and 86-50 to 86-54, 86-60 to 86-64, 86-72 to 86-76, 86-80 to 86-84 and 86-92 to 86-96 208th street (Block 10590, Lot 100); 209-10 to 209-16 and 209-30 to 209-34 86th drive and 210-10 to 210-16 and 210-34 to 210-40 Grand Central parkway (Block 10592, Lot 150); 209-31 to 209-35 86th drive, 86-09 to 86-15, 86-35 to 86-39, 86-61 to 86-65 and 86-91 to 86-95 208th street and 208-26 to 208-30, 208-70 to 208-76 and 208-84 to 208-90 Grand Central parkway (Block 10593, Lot 2); 206-09 to 206-15 86th road and 86-02 to 86-06, 86-16 to 86-20 and 86-26 to 86-30 208th street (Block 10599, Lot 100), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 10, 1951, 2 P.M. for applicant to submit revised plans.

434-51-A

APPLICANT—News Syndicate Co., Inc., owner.

SUBJECT—Appeal from a decision of the deputy commissioner of Marine and Aviation.

PREMISES AFFECTED—Ferris street, north side, from Wolcott to Coffey streets (Blocks 573 and 595A, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: T. J. Turnbull and Louis K. Berman.

ACTION OF BOARD—Laid over to July 10, 1951, 2 P.M. for further consideration and decision.

ZONING APPLICATIONS

51-30-BZ—Vol. III

APPLICANT—T. H. Engelhardt, for Cord Meyer Development Co., owner.

SUBJECT—Application for consideration — reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7g and 7c of the zoning resolution, permitting in residence, business and retail use district, the erection and maintenance of a garage for the storage of more than five motor vehicles, installation of gasoline service station, extension of restaurant in building, extension of existing gasoline service station, erection and maintenance of building for lubritorium and motor vehicle repair shop and extension of kitchen facilities into a garage area.

PREMISES AFFECTED—112-01 to 112-19 Queens boulevard, 75-01 to 75-09 112th street, northeast corner and 112-16 to 112-40 75th avenue (Block 2264, Lots 73 and 79), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: T. H. Engelhardt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Gunee 4
Negative 0

THE RESOLUTION (51-30-BZ—Vol. III)

WHEREAS, this application under sections 7g and 21 of the zoning resolution to permit partly in a business use and partly in a residence use district, the erection and maintenance of a garage for the storage of more than five motor vehicles, and the installation of a gasoline service station, affecting premises 112-01 to 112-09 Queens boulevard, 75-01 to 75-09 112th street (Seminole avenue) and 112-40 75th avenue (Atom street), Forest Hills, Borough of Queens was granted by the Board, as Vol. I, April 8, 1930, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended December 6, 1938; and

WHEREAS, the resolution was amended as Vol. II, February 11, 1941, under section 7c of the zoning resolution, to permit partly in business use, partly in retail use and partly in residence use district, the extension of an existing gasoline service station and also the erection and maintenance of a building to be used as a lubritorium and motor vehicle repair shop; and

WHEREAS, the resolution was amended September 16, 1941 and January 20, 1942; and

WHEREAS, the resolution was amended as Vol. III, on January 3, 1946, to permit the extension of kitchen facilities into the garage area; affecting premises 112-01 and 112-19 Queens boulevard, 75-01 to 75-09 112th street, northeast corner, and 112-16 to 112-40 75th avenue (Block 2264, Lots 79 and 73), Forest Hills, Borough of Queens; and

WHEREAS, the resolution was amended July 22, 1949; and

WHEREAS, time to complete was extended July 22, 1949 and July 5, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 8, 1930, as thereafter modified by resolutions adopted through July 5, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“... that in view of statement by the applicant that plans have been approved and permits issued by the department of housing and buildings and that the re-

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quired steel is on the premises, all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. 1097-49)."

92-41-BZ—Vol. I

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, to permit in residence and business use, C area district, the erection of a commercial building (stores) within the business use district, covering more than the permitted area and to maintain the parking and storage of motor vehicles (previously granted by the Board) on the remainder of the plot.

PREMISES AFFECTED—3375-3399 Boston road, 3425 Wilson avenue, southwest corner, 1195 East 213th street and 1198 East 214th street (block front); (Block 4708, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (92-41-BZ—Vol. I)

WHEREAS, this application, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 3375-3399 Boston road, 3425 Wilson avenue, southwest corner, 1195 East 213th street and 1198 East 214th street (Block 4708, Lot 1), Borough of The Bronx, was granted by the Board as Vol. I, June 10, 1941, on certain conditions; and

WHEREAS, the resolution was amended June 2, 1942; and

WHEREAS, the term of variance was extended June 8, 1943, June 5, 1945 and June 10, 1947 and June 28, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 10, 1941, as *amended* by resolutions adopted through June 28, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under section 7, subdivision h for a term of two (2) years, *on condition* . . .; that other than as herein *amended*, the resolution adopted on June 10, 1941, as *amended* through June 28, 1949, shall be complied with in all respects, and permitting the use in conjunction with the adjoining lot for which extension of term of variance was granted under Cal. 166-48-BZ; and that a certificate of occupancy shall be obtained (Decision 2/3/41)."

365-46-BZ—Vol. II

APPLICANT—T. H. Engelhardt, for Cord Meyer Development Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district,

the extension of the existing buildings, using more than the permitted area.

PREMISES AFFECTED—108-02 to 108-18 Queens boulevard and 107-18 and 107-36 71st avenue, southeast corner (Block 3256, Lots 1 and 5), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: T. H. Engelhardt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (365-46-BZ—Vol. II)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a retail use, D area district, the extension of the existing buildings, using more than the permitted area, affecting premises 108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner (Block 3256, Lots 1 and 5), Forest Hills, Borough of Queens, was granted by the Board on July 23, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended July 11, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 23, 1946, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. 1567/44)."

65-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for A. Kennedy Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i and 21 of the zoning resolution, to permit in residence and business use district, the maintenance of existing building and uses to relocate the body and fender work, painting, spraying, wheel-alignment to the center building and to relocate the storage of auto parts from center building to proposed mezzanine in the northerly building and to install minor adjustments for new cars department in the northerly building and to cut a door in the most southerly wall of the building and use adjoining vacant portion of plot for the parking of cars waiting to be serviced and to permit prohibited business signs.

PREMISES AFFECTED—790-816 Coney Island avenue, west side, 260 ft. 8 3/4 in. south of Cortelyou road (Block 5393, Lots 21, 25, 27 and 93), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (65-48-BZ—Vol. II)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district the change in occupancy from gasoline service station and two (2) public garages, sales and display of new and used cars, office and store to garage for more than five (5) motor vehicles, gasoline service station, motor vehicle repair shop, servicing of new and used motor vehicles, body and fender repairs, painting, spraying, welding, office and store, affecting premises 790-816 Coney Island avenue, west side, 260 ft. 8 $\frac{3}{8}$ in. south of Cortelyou road (Block 5393, Lots 21, 25 and 27), Borough of Brooklyn was granted by the Board April 20, 1948, as Vol. I, on certain conditions; and

WHEREAS, this application under sections 7h, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the maintenance of existing building and uses and to relocate the body and fender work, painting, spraying, wheel alignment to the center building, and to relocate the storage of auto parts from center building to proposed mezzanine in the northerly building, and to install minor adjustments for new car department in the northerly building; and to cut a door in the most southerly wall of the building and use adjoining vacant portion of plot for the parking of cars waiting to be serviced, and to permit prohibited business signs, affecting premises 790 to 816 Coney Island avenue, west side, 260 ft. 8 $\frac{3}{8}$ th in. south of Cortelyou road (Block 5393, Lots 21, 25, 27 and 93), Borough of Brooklyn was granted by the Board as Vol. II, April 17, 1951, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 17, 1951, by adding thereto:

"... that the masonry base hereinbefore required to be constructed in connection with the wire chain link fence may be omitted, provided the requirements of the resolution as adopted April 17, 1951, shall be complied with in all other respects (Alt. 3768/50)."

7-49-BZ

APPLICANT—Henry G. Harris, for 56 Lenox Corp., owner (Lottie Parra, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—438-440 West 53rd street, south side, 225 ft. east of 10th avenue (Block 1062, Lots 54 and 55), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Harris.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (7-49-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, affecting premises 438-440 West 53rd street, south side, 225 feet east of 10th avenue (Block 1062, Lots 54 and 55), Borough of Manhattan was granted by the Board May 17, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 17, 1949, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7, subdivision h for a term of two (2) years, on condition ... that other than as herein amended, the resolution adopted on May 17, 1949, shall be complied with in all respects, and that a new certificate of occupancy shall be obtained (Alt. 2354/48)."

115-49-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Frank and Anthony Adamo, doing business as Adamo Bros., owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a manufacturing and restricted retail use district, the erection of a new building on an existing gasoline service station to be used as stores, offices, lubritorium and motor vehicle repair shop.

PREMISES AFFECTED—53-15 to 53-21 Northern boulevard, 32-62 to 32-68 53rd place, northwest corner and 51-30 to 51-40 Broadway (Block 1153, Lot 37), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (115-49-BZ—Vol. II)

WHEREAS, this application, under sections 7f and 7i of the zoning resolution, to permit in a business and unrestricted use district the erection of a new building on an existing gasoline service station to be used as stores, offices, lubritorium and motor vehicle repair shop, affecting premises 53-15 to 53-21 Northern boulevard, northwest corner of 53rd place and 51-30 to 51-40 Broadway (Block 1153, Lot 37), Woodside, Borough of Queens was withdrawn as Vol. I, May 17, 1949; and

WHEREAS, this application under section 7c of the zoning resolution, to permit, in manufacturing and restricted retail use districts, the erection of a new building on an existing gasoline service station, to be used as stores, offices, lubritorium and motor vehicle repair shop was granted by the Board July 5, 1950, as Vol. II, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 5, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by the applicant that plans have been approved by the department of housing and buildings that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. 107-49)."

121-49-BZ

APPLICANT—John F. Fitzsimons, for Herman and Dagny Furrer, owners.

MINUTES

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension in area of accessory building on existing gasoline service station, to be used as an office, lubritorium, auto laundry, showroom, storeroom, motor vehicle repair shop and storage of more than five motor vehicles waiting to be serviced (no fee).

PREMISES AFFECTED—96-16 to 96-24 Metropolitan avenue and 87-45 to 87-53 69th avenue, southwest corner (Block 3886, Lot 845), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (121-49-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the extension in area of an accessory building on an existing gasoline service station, to be used as an office, lubritorium, auto laundry, showroom, storeroom, motor vehicle repair shop and to permit the storing of more than five motor vehicles waiting to be serviced (no fee to be charged), affecting premises 96-16 to 96-24 Metropolitan avenue and 87-45 to 87-53 69th avenue, southwest corner (Block 3886, Lot 845), Forest Hills, Borough of Queens was granted by the Board June 7, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended June 6, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the department of housing and buildings, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. Applic. 95/49)."

360-49-BZ

APPLICANT—Lama, Proskauer and Prober, for William F. Nawroth, owner.

SUBJECT—Application for consideration — reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, boilerroom, storage of auto parts and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—69-05 Eliot avenue, 60-63 to 60-75 69th street, northeast corner and 60-66 to 60-74 69th place (Block 2838, Lots 22 and 41), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (360-49-BZ)

WHEREAS, this application under sections 7f, 7i and 7h of the zoning resolution, to permit in the business use portion of a plot, located in residence and business use districts, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, boiler room, storage of auto parts, office and the parking of more than five motor vehicles waiting to be serviced, affecting premises 69-05 Eliot avenue, 60-63 to 60-75 69th street, northeast corner and 60-66 to 60-74 69th place (Block 2838, Lots 22 and 41), Maspeth, Borough of Queens was granted by the Board September 13, 1949, on certain conditions; and

WHEREAS, time to complete was extended October 17, 1950; and

WHEREAS, the applicant requested an amendment of the resolution and a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 13, 1949, by adding thereto:

"... that in the event the owner desires to amend the plans previously approved, marked 'Received April 26, 1949' by new plans filed at this hearing, marked 'Received July 3, 1951', in minor respects, such minor changes may be made as follows:

That the size and depth of the building may be changed as thereon proposed; that the number of gasoline storage tanks may be increased to twelve 550 gallon tanks; and that in all other respects the gasoline station shall comply with the requirements as set forth by the Board in the resolution adopted September 13, 1949, and that all permits required shall be obtained and all work complete within the requirements of Section 22-A of the zoning resolution (N.B. 1750-49)."

879-49-BZ

APPLICANT—Larry Meltzer, for Jackson Heights Philadelphia Co., Inc., owner.

SUBJECT—Application for consideration — reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, to permit in a manufacturing use, C area district, the erection and maintenance of a storage garage for more than five motor vehicles and a motor vehicle repair shop using more than the area permitted.

PREMISES AFFECTED—69-01 to 69-19 34th avenue, north side, from 69th to 70th streets, 33-49 to 33-57 69th street and 33-50 to 33-58 70th street (Block 1242, Lot 32), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Frank Darrow.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (879-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a manufacturing use, C area district,

MINUTES

erection and maintenance of a storage garage for more than five (5) motor vehicles and a motor vehicle repair shop using more than the area permitted, affecting premises: 69-01 to 69-19 34th avenue, block front between 69th and 70th streets, 33-49 to 33-57 69th street and 33-50 to 33-58 70th street (Block 1242, Lot 32), Jackson Heights, Borough of Queens was granted by the Board June 20, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 20, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. 7309/49)."

3-50-BZ

APPLICANT—A. H. Salkowitz, for Bell Associates, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, to permit in a residence use, D area district, the erection of more than one building on a lot without the required rear yards and courts and to permit the parking of motor vehicles on open portion of the plot.

PREMISES AFFECTED—220-02 to 220-46 73rd avenue; 73-01 to 73-11 220th street; 73-02 to 73-96 Springfield boulevard; 220-03 to 220-47 75th avenue; 74-01 to 74-59 and 73-15 to 73-33 220th street (Block 7742, Lot 3); 75-02 to 75-40 and 76-02 to 76-14 Springfield boulevard; 219-52 to 219-78 and 220-10 to 220-78 75th avenue; 217-02 to 217-08, 219-02 to 219-68 75th avenue; 75-03 to 75-41 217th street (Block 7454, Lot 3); 219-05 to 219-51 75th avenue; 74-76 to 74-80 220th street; 219-02 to 219-60 74th avenue and 74-06 to 74-68 220th street (Block 7755, Lot 3); 217-03 to 217-07 75th avenue; 73-05 to 73-55 217th street; 217-02 to 217-34, 218-02 to 218-12 73rd avenue; 73-02 to 73-26 220th street; 219-01 to 219-75 74th avenue; 220-44 to 220-46 73rd avenue and 73-02 to 73-04 Springfield boulevard (Block 7739, Lot 3), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Abraham H. Salkowitz and James Pasta.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (418-50-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use, D area district, the erection of more than one building on a lot, without the required rear yards and courts and to permit the parking of motor vehicles on open portions of the plot, affecting premises: 220-02 to 220-46 73rd avenue; 73-01 to 73-11 220th street; 73-02 to 73-96 Springfield boulevard; 220-03 to 220-47 75th avenue; 74-01 to 74-59 and 73-15 to 73-33 220th street (Block 7742, Lot 3); 75-02 to 75-40 and 76-02 to 76-14 Springfield boulevard; 219-52 to 219-78 and 220-10 to 220-78 75th avenue; 217-02 to 217-08, 219-02 to 219-68 75th avenue; 75-03 to 75-41 217th street; 219-05 to 219-51 75th avenue; 74-76 to 74-80 220th street; 219-02 to 219-60 74th avenue and 74-06 to 74-68 220th street (Block 7755, Lot 3); 217-03 to 217-07 75th avenue; 73-05 to 73-55 217th street; 217-02 to

75-03 to 75-41 217th street (Block 7454, Lot 3); 219-05 to 219-51 75th avenue; 73-05 to 73-55 217th street; 217-02 to 217-34, 218-02 to 218-12 73rd avenue; 73-02 to 73-26 220th street; 219-01 to 219-75 74th avenue; 220-44 to 220-46 73rd avenue and 73-02 to 73-04 Springfield boulevard (Block 7739, Lot 3), Bayside, Borough of Queens was granted by the Board July 25, 1950; on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 25, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by the applicant that plans have been approved and permits issued by the department of housing and buildings and the work substantially completed, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. Applies. 3884 to 3948/50)."

432-50-BZ

APPLICANT—Samuel Rosenblum, for Tishman Realty and Construction Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted.

PREMISES AFFECTED—62-06 to 62-28 Woodhaven boulevard, west side, 392.73 ft. north of 62nd drive (Block 2974, Lot 137), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (432-50-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted, affecting premises 62-06 to 62-28 Woodhaven boulevard, west side, 392.73 ft. north of 62nd drive (Block 2974, Lot 137), Rego Park, Borough of Queens was granted by the Board July 18, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 18, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by the applicant that the building is substantially completed, except for tenants' changes, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. 4900/50)."

137-51-BZ

APPLICANT—Siegel and Green, for Fifth Avenue Coach Company, owner.

PERIODICAL DIVISION,
UNIVERSITY OF ILLINOIS LIBRARY.
URBANA, ILL.

MINUTES

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, to permit in a retail use district, the change of occupancy on first floor from bus terminal to garage for more than five motor vehicles.

PREMISES AFFECTED—59-61 West 36th street, north side, 150 ft. east of Avenue of the Americas and 58-60 West 37th street (Block 838, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (137-51-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a retail use district the change of occupancy on the first floor from bus terminal to garage for more than five motor vehicles, affecting premises 59 to 61 West 36th street, north side, 150 feet east of Avenue of the Americas, and 58 to 60 West 37th street (Block 838, Lot 10), Borough of Manhattan was granted by the Board, May 22, 1951, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 22, 1951, by adding thereto:

"that in the event the owner desires to remove the restaurant enclosure facing on West 36th street, as

shown on plans filed with this application, and to add such area to the permitted garage space, such change may be permitted, *on condition* that the resolution adopted by the Board on May 22, 1951, shall be complied with in all other respects (Alt. 181/51)."

27-40-BZ—Vol. II

APPLICANT—Paul Friedman, for Frank Derasmo, owner

SUBJECT—Application for consideration—reopening and consideration of revision of plans—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district the erection of an accessory building on an existing gasoline service station.

PREMISES AFFECTED—144-25 North Conduit avenue north side, 215 ft. west of 135th avenue and 144-135th avenue (Block 2873, Lot 18), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Frank Derasmo
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on September 18, 1951, at 10 A.M., waiving all requirements except a new decision of the borough superintendent and to permit publication in the Bulletin and notice by regular mail to owners within 200 feet of subject site.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee
Negative

Adjourned: 5:00 P.M.

Joseph J. Doyle, Chief Clerk

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

AUG 10 1951

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

CHIEF PETER LOFTUS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. daily except Saturdays during July and August.

Address all communications to the Chairman

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Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, July 10, 1951, Affecting Calendar Numbers 599-31-BZ—Vol. III, 118-48-BZ — Vol. II, 784-50-BZ — Vol. II, 107-51-BZ, 154-51-BZ, 189-51-BZ, 193-51-BZ, 215-51-BZ, 218-51-BZ, 242-51-BZ, 378-51-BZ, 927-22-BZ—Vol. IV, 437-43-BZ—Vol. II, 618-45-BZ, 417-50-BZ—Vol. II, 59-51-BZ, 100-51-BZ, 105-51-BZ, 149-51-BZ, 280-51-BZ, 327-51-BZ, 62-51-A, 183-51-A, 190-51-A, 216-51-A, 297-51-A, 373-51-A and 932-50-A.

Minutes of Regular Meeting, Tuesday Afternoon, July 10, 1951, Affecting Calendar Numbers 257-39-SM—Vol. II, 333-39-SM—Vol. II, 684-44-SM, 367-49-SA—Vol. II, 470-49-SM, 502-49-SM, 503-49-SM, 629-49-SA, 639-49-SA, 640-49-SA, 745-49-SA, 778-49-SM, 852-49-SA, 886-49-SA—Vol. II, 20-50-SM, 231-50-SM, 694-50-SA, 793-50-SA, 115-51-SA, 179-51-SA, 233-51-SM, 335-51-SA, 385-48-SM—Vol. II, 64-50-SM, 64-49-SM, 819-49-SM, 85-51-A, 106-51-A, 130-51-A, 156-51-A, 227-51-A, 333-51-A, 388-51-A, 434-51-A, 448-51-A, 449-51-A, 197-47-A, 356-47-A, 90-50-A, 19-51-A, 129-51-A, 359-51-A, 383-51-A, 492-27-BZ—Vol. II, 1190-27-BZ—Vol. II, 668-46-BZ, 1076-46-BZ, 65-47-BZ, 128-47-BZ, 154-50-BZ—Vol. II, 212-50-BZ, 834-50-BZ, 201-27-BZ—Vol. III and 100-48-BZ—Vol. II.

Correction Affecting Calendar Number 654-49-SA.

Appeals as to Multiple Dwellings.

Rules Relating to Smoking in Factories.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to July 10, 1951

Cal. No. Dept. Premises Affected

466-51-SA—Security Types XF Lock and Contact and XH Interlock (for use with bi-parting freight elevator (doors and dumbwaiter units), manufactured by Security Fire Door Co., Appliance.

467-51-A—H.B.M.—48-50 West 21st street, south side, 225 ft. east of 6th avenue (1st floor); (Block 822, Lot 57), Borough of Manhattan, Amendment to Alt. 483-51.

468-51-BZ—H.B.B.—8020 17th avenue, west side, 35 ft. north of 81st street (Block 6283, Lot 50), Borough of Brooklyn, Amendment to Alt. 932-51.

469-51-A—H.B.B.—8020 17th avenue, west side, 35 ft. north of 81st street (1st floor); (Block 6283, Lot 50), Borough of Brooklyn, Alt. 932-51.

470-51-BZ—M & A—1470 Outlook avenue, foot of Griswold avenue (Block 5417, Lots 15, 21 and 24), Eastchester Bay, Borough of The Bronx, Decision.

471-51-BZ—H.B.Bx.—121-137 East Fordham road, north side, from Grand Concourse to Creston avenue, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx, Amendment to Alt. 1126-46.

472-51-A—H.B.Bx.—121-137 East Fordham road, north side, from Grand Concourse to Creston avenue, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx, Amendment to Alt. 1126-46.

473-51-BZ—H.B.B.—309 Sheffield avenue, east side, 94 ft. 6 in. north of Sutter avenue (Block 3754, Lot 6), Borough of Brooklyn, Alt. 3360-50.

474-51-BZ—H.B.B.—311 Sheffield avenue, east side, 76 ft. north of Sutter avenue (Block 3754, Lot 6, formerly Lot 5), Borough of Brooklyn, Alt. 3361-50.

475-51-SM—Waylite Masonry Units (block and brick); (for use in general masonry construction), manufactured by Picone Bros. Builders Supplies, Inc., Material.

476-51-SM—Burlington Mills Corporation of New York All Nylon Drapery Fabric, Model S 4307, manufactured by Burlington Mills Corporation of New York, Material.

477-51-SA—Delco Series E—High Pressure Atomizing Oil Burners—to be marketed also as Homart Oil Burners, Model 726.13, manufactured by Delco Appliance Division, G. M. C., Appliance.

478-51-A—H.B.M.—33 East 48th street, north side, 116 ft. 8 in. east of Madison avenue and 50 East 49th street (1st floor); (Block 1284, Lot 26), Borough of Manhattan, B.N. 1299-51.

479-51-BZ—H.B.Bx.—650 East Fordham road, southeast corner of Belmont avenue (Block 3091, Lot 17), Borough of The Bronx, Alt. 435-51.

480-51-BZ—H.B.Q.—15-25 to 15-27; 15-31 to 15-53 and 15-57 to 15-59 160th street; 160-02 to 160-44 Cross Island parkway; 15-22 to 15-24 and 15-28 to 15-42 163rd street and 160-01 to 160-11; 160-19 to 160-33 and 160-41 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens, N.B. 8864 to 8870-50 inclusive.

481-51-A—H.B.Q.—15-25 to 15-27; 15-31 to 15-53 and 15-57 to 15-59 160th street; 160-02 to 160-44 Cross Island parkway; 15-22 to 15-24 and 15-28 to 15-42 163rd street and 160-01 to 160-11; 160-19 to 160-33 and 160-41 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens, N.B. 8864 to 8870-50 inclusive.

482-51-SM—Aggolite (plasticizer in mortar and concrete), manufactured by Aggolite Mortars, Inc., Material.

483-51-SA—Otis 6987A Car Door Electric Contact, manufactured by The Otis Elevator Co., Appliance.

484-51-BZ—H.B.Q.—83-12 to 83-20 South Conduit avenue and 137-40 to 137-50 84th street, southwest corner and 83-09 to 83-19 149th avenue (Block 11388, Lot 20), Ozone Park, Borough of Queens, N.B. 1681-51.

485-51-SM—Breslove Regenerative Fly Ash Collector, manufactured by Breslove Separator Co., Material.

Restored to Docket

201-27-BZ—Vol. III—H.B.B.—333-339 Reid avenue and 134-140 Chauncey street, southeast corner (Block 1692, Lot 6), Borough of Brooklyn, Amendment to N.B. 1090-47.

100-48-BZ—Vol. II—H.B.Bx.—350-360 East 178th street, south side, from Valentine to Webster avenues, 1876-1892 Valentine avenue and 1993-1959 Webster avenue (Block 2815, Lot 1), Borough of The Bronx, Alt. 684-50.

385-48-SM—Vol. III—United One and One-Half Hour Hollow Metal Door 1½ in. thick, manufactured by United Steel Fabricators, Inc., Material.

64-50-SM—USG Triple Sealed Sheathing, manufactured by United States Gypsum Company, Material.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

		Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49	
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11	
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A	
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28	

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	Last Publication in Bulletin
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Ex- cavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	Mar. 13, 1951—Vol. 36, No. 11A
Fire Drill Rules	Jan. 30, 1951—Vol. 36, No. 5
Fire Resistive, Flameproof Materi- als, etc., Rules for Testing of ..	Mar. 13, 1951—Vol. 36, No. 11
Fire Retarding Rules for Garages, etc.	June 26, 1951—Vol. 36, No. 26
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Feb. 27, 1951—Vol. 36, No. 9A
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Oct. 25, 1949—Vol. 34, No. 43A
Methyl Chloride Rules for Class B and C Refrigerating Systems....	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan. 17, 1950—Vol. 35, No. 3A
Opening Protective Assemblies, Rules for Inspection of	Dec. 5, 1950—Vol. 35, No. 49
Parking and Storage of Motor Vehi- cles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Sup- ply)	Jan. 16, 1951—Vol. 36, No. 3
Procedure Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....	Mar. 13, 1951—Vol. 36, No. 11A
Spraying and Drying of Paints, Var- nishes Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe, Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting....	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)....	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System: Chap. 19....Mar. 27, 1951—Vol. 36, No. 13A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JULY 17, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 17, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

385-50-BZ—Application, June 1, 1950, under section 7c of the zoning resolution of Imre Chairman, applicant, on behalf of Czechoslovak Auditorium, Inc., owner, to permit in a residence use district, the change in occupancy from club, bar and grille in cellar, to public restaurant, office and assembly hall on 1st floor to theatre and hall; mezzanine to be used in conjunction with proposed 1st floor use; committee rooms, dining room and kitchen on 2nd floor to public restaurants; apartment and billiard room on 3rd floor—no change; premises 347 East 72nd street, north side, 194 ft. west of First avenue (Block 1447, Lot 18), Borough of Manhattan.

503-50-BZ—Reopened April 3, 1951 as Volume II—Ap-
plication, May 24, 1951, under section 21 of the zoning
resolution of Henry C. Brucker, applicant, on behalf of
Casper Livoti, owner, to permit in a business use, D area
district, the erection and maintenance of a building
(stores), using more than the area permitted; premises
62-29 Flushing avenue, north side, 190 ft. west of Grand
avenue (Block 2713, Lot 34), Maspeth, Borough of
Queens.

97-51-BZ—Application, February 8, 1951, under section
7e of the zoning resolution, of Charles M. Spindler,

applicant, on behalf of Jamaica Water Supply Co., owner,
to permit in a residence use district, the erection and
maintenance of a gasoline service station, auto washing,
lubritorium, storage and office for a term of fifteen years;
premises 114-11 to 114-19 Atlantic avenue and 91-52 to
91-60 115th street, northwest corner (Block 9324, Lots
30 and 31), Richmond Hill, Borough of Queens.

151-51-BZ—Application, March 2, 1951, under sections 7e
and 21 of the zoning resolution, of Paul Friedman, appli-
cant, on behalf of Mollie Okun, owner, to permit in a
residence use, C area district, the conversion of two
garages to one store, with entrance on East 16th street
only, using more than the area permitted, for a term of
years; premises 1601-1603 Quentin road, northeast corner
of East 16th street (Block 6779, Lots 50 and 51), Borough
of Brooklyn.

152-51-A—Application (decision of the borough superin-
tendent) filed pursuant to section 310 of the Multiple
Dwelling Law for variation of the provisions of sections
28 and 245 of the Multiple Dwelling Law re required
open spaces; premises 1601-1603 Quentin road, northeast
corner of East 16th street (1st floor); (Block 6779, Lots
50 and 51), Borough of Brooklyn.

273-51-BZ—Application, April 17, 1951, under section 21
of the zoning resolution, of Lama, Proskauer and Prober,
applicants, on behalf of Morris Barocas, owner, to permit
in a business use, C area district, the erection and main-
tenance of a building (stores) using more than the area
permitted; premises 5211-5223 Avenue D and 698 East
53rd street, northwest corner (Block 4773, Lots 41 and
43), Borough of Brooklyn.

854-50-BZ—Application, November 14, 1950, under sec-
tions 7f and 7i of the zoning resolution, of Henry George
Greene, applicant, on behalf of 444 10th Avenue Corp.,
owner, to permit in a retail use district, the change in
occupancy of first floor from sale and recapping of tires,
auto supplies and the parking of customers cars to a
gasoline service station, lubritorium, motor vehicle re-
pairs, sale of tires and auto supplies; premises 444-446
10th avenue, southeast corner of West 35th street (Block
732, Lot 70), Borough of Manhattan.

855-50-A—444-446 10th avenue, southeast corner of West
35th street (Block 732, Lot 70), Borough of Manhattan.

343-51-BZ—Application, May 17, 1951, under sections
21 and 19-B of the zoning resolution, of Loshen and Laza-
rus, applicants, on behalf of Norqueen Realty Cor-
poration, owner, to permit in a residence use, F and G
area district, more than one building on a lot by the
erection and maintenance of a two story garden apart-
ment development not in conformity with the area dis-
trict requirements of the zoning resolution as to side
and rear yards and set-backs in the F area district, and
the erection of dwellings for more than one family and
as to rear and side yards and set-backs in the G area
district; and with parking and garage space as calcu-
lated for the development as a unit instead of individual
buildings; premises 56-08 to 56-28, 57-02 to 57-04, 57-10 to
57-60 and 57-64 to 57-66 244th street, 242-05 to 242-19 and
242-31 to 242-73 61st avenue and 56-03 to 56-33 Douglas
parkway; 242-06 to 242-28, 242-36 to 242-58 and 242-66
to 242-68 Horace Harding boulevard (Block 8276, Lot
2); 244-02 to 244-16, 244-24 to 244-48, 246-02 to 246-28
and 246-32 to 246-46 57th drive; 244-01 to 244-03 and
244-09 to 244-35 61st avenue and 57-31 to 57-65 244th
street (Block 8276, Lot 10); 244-07 to 244-25, 246-59 to
246-61, 246-65 to 246-71 and 246-75 to 246-77 57th drive;
245-03 to 245-15 61st avenue; 57-01 to 57-03, 57-07 to
57-31, 57-35 to 57-61, 57-65 to 57-83, 57-87 to 57-89, 58-01
to 58-45, 58-49 to 58-63 and 58-67 to 58-69 246th crescent;
244-08 to 244-10 and 244-20 to 244-42 Horace Harding
boulevard; 56-07 to 56-25 244th street (Block 8276, Lot
20); 246-11 to 246-43 57th drive; 57-02 to 57-04, 57-10 to

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57-26, 57-30 to 57-62, 57-66 to 57-86, 58-40 to 58-64 and 58-68 to 58-70 246th crescent (Block 8276, Lot 30); 245-02 to 245-04 and 245-14 to 245-40 61st avenue; 245-01 to 245-89 62nd avenue; 61-05 to 61-21 245th place (Block 245-17, 245-39 to 245-45, 245-49 to 245-71 and 245-76 to 8305, Lot 10); 244-90 to 244-98 61st avenue; 245-02 to 246-16 62nd avenue; 61-06 to 61-28 245th place (Block 8306, Lot 4), Douglaston, Borough of Queens.

344-51-A—Appeal from a decision of the borough superintendent (under section 35 of the General City Law re bed of mapped streets and section 36 of the General City Law re buildings not fronting on legal streets); premises 56-08 to 56-28, 57-02 to 57-04, 57-10 to 57-60 and 57-64 to 57-66 244th street, 242-05 to 242-19 and 242-31 to 242-73 61st avenue and 56-03 to 56-33 Douglas parkway; 242-06 to 242-28, 242-36 to 242-58 and 242-66 to 242-68 Horace Harding boulevard (Block 8276, Lot 2); 244-02 to 244-16, 244-24 to 244-48, 246-02 to 246-28 and 246-32 to 246-46 57th drive; 244-01 to 244-03 and 244-09 to 244-35 61st avenue and 57-31 to 57-65 244th street (Block 8276, Lot 10); 244-07 to 244-25, 246-59 to 246-61, 246-65 to 246-71 and 246-75 to 246-77 57th drive; 245-03 to 245-15 61st avenue; 57-01 to 57-03, 57-07 to 57-31, 57-35 to 57-61, 57-65 to 57-83, 57-87 to 57-89, 58-01 to 58-45, 58-49 to 58-63 and 58-67 to 58-69 246th crescent; 244-08 to 244-10 and 244-20 to 244-42 Horace Harding boulevard; 56-07 to 56-25 244th street (Block 8276, Lot 20); 246-11 to 246-43 57th drive; 57-02 to 57-04, 57-10 to 57-26, 57-30 to 57-62, 57-66 to 57-86, 58-40 to 58-64 and 58-68 to 58-70 246th crescent (Block 8276, Lot 30); 245-02 to 245-04 and 245-14 to 245-40 61st avenue; 245-01 to 245-17, 245-39 to 245-45, 245-49 to 245-71 and 245-76 to 245-89 62nd avenue; 61-05 to 61-21 245th place (Block 8305, Lot 10); 244-90 to 244-98 61st avenue; 245-02 to 246-16 62nd avenue; 61-06 to 61-28 245th place (Block 8306, Lot 4), Douglaston, Borough of Queens.

317-51-BZ—Application, May 3, 1951, under sections 21, 19-B and 7e, of the zoning resolution, of Loshen and Lazarus, applicants, on behalf of Pracon Realty Corp., owner, to permit in a residence use, E and F area district, more than one building on a lot by the erection of a two-story garden apartment development not in conformity with the area district requirements of the zoning resolution, as to side and rear yards, and set-backs; and with parking and garage spaces as calculated for the development as a unit instead of individual buildings; premises 251-02 to 251-04, 251-08 to 251-26, 252-02 to 252-04, 252-08 to 252-34 and 253-02 to 253-04 58th avenue; 251-01 to 251-23, 252-01 to 252-03, 252-09 to 252-25, 252-27 to 252-49, 252-51 to 252-63 and 253-01 to 253-03 60th avenue; 58-03 to 58-15, 58-19 to 58-33 and 58-37 to 58-51 251st street (Block 8349, Lot 36); 249-04 to 249-38 and 249-42 to 249-54 57th avenue; 249-23 to 249-57 and 249-61 to 249-63 60th avenue; 58-02 to 58-20, 58-22 to 58-32 and 58-34 to 58-52 251st street; 57-01 to 57-03, 57-06 to 57-21, 57-23 to 57-33, 57-35 to 57-49 and 57-53 to 57-55 Marathon parkway (Block 8337, Lot 1); 249-04 to 249-06, 249-10 to 249-28, 249-30 to 249-40, 249-32 to 249-60 and 249-64 to 249-66 60th avenue; 249-01 to 249-03, 249-05 to 249-39 and 249-43 to 249-45 61st avenue; 60-06 to 60-12, 60-16 to 60-36 and 60-54 to 60-60 251st street; 60-01 to 60-03, 60-09 to 60-35 and 60-39 to 60-41 Marathon parkway (Block 8353, Lot 1); 251-02 to 251-20, 252-02 to 252-04, 252-08 to 252-26, 252-28 to 252-38, 252-40 to 252-54, 253-02 to 253-04, 253-08 to 253-22, 253-26 to 253-28, 253-32 to 253-42 and 254-04 to 254-06 60th avenue; 251-01 to 251-25, 251-27 to 251-45, 251-47 to 251-57, 251-59 to 251-77, 253-01 to 253-17, 253-21 to 253-23 and 253-27 to 253-41 61st avenue; 60-05 to 60-11, 60-15 to 60-33, 60-35 to 60-41, 60-31 to 60-69 and 60-43 to 60-61 251st street (Block 8358, Lot 1); 256-14 to 256-16 60th avenue; 255-15 to 255-37 61st avenue; 60-02 to 60-04, 60-08 to 60-22, 60-24 to 60-38, 60-40 to 60-54 and 60-58 to 60-60 Little Neck parkway; 60-62 to 60-12 256th street

(Block 8359, Lot 6) 255-03 to 255-28 61st avenue; 61-03 to 61-05, 61-09 to 61-35 and 63-01 to 63-03 255th street; 61-02 to 61-04, 61-08 to 61-40 and 61-44 to 61-52 Little Neck parkway (Block 8367, Lot 2); 251-02 to 251-12, 251-14 to 251-24, 251-26 to 251-32, 251-34 to 251-64, 253-02 to 253-04 and 253-46 to 253-54 61st avenue; 252-01 to 252-37, 252-41 to 252-75 and 252-79 to 252-81 63rd avenue; 61-05 to 61-17 51st street; 61-04 to 61-34 255th street (Block 8363, Lot 1); 249-06 to 249-16, 249-20 to 249-38, 251-02 to 251-04 and 251-10 to 251-12 63rd avenue; 249-03 to 249-05 and 249-09 to 249-33 63rd drive; 63-02 to 63-20 252nd street and 63-05 to 63-27 Marathon parkway (Block 8373, Lot 2); 252-14 to 252-50 and 252-36 to 252-82 63rd avenue, 63-05 to 63-25 252nd street and 63-02 to 63-10 255th street (Block 8375, Lot 1), Douglaston, Borough of Queens.

318-51-A—Appeal from a decision of the borough superintendent and an application filed under section 35 of the General City Law re bed of mapped streets and section 36 of the General City Law re buildings not fronting on legal streets; premises 251-02 to 251-04, 251-08 to 251-26, 252-02 to 252-04, 252-08 to 252-34 and 253-02 to 253-04 58th avenue; 251-01 to 251-23, 252-01 to 252-03, 252-09 to 252-25, 252-27 to 252-49, 252-51 to 252-63 and 253-01 to 253-03 60th avenue; 58-03 to 58-15, 58-19 to 58-33 and 58-37 to 58-51 251st street (Block 8349, Lot 36); 249-04 to 249-38 and 249-42 to 249-54 57th avenue; 249-23 to 249-57 and 249-61 to 249-63 60th avenue; 58-02 to 58-20, 58-22 to 58-32 and 58-34 to 58-52 251st street; 57-01 to 57-03, 57-06 to 57-21, 57-23 to 57-33, 57-35 to 57-49 and 57-53 to 57-55 Marathon parkway (Block 8337, Lot 1); 249-04 to 249-06, 249-10 to 249-28, 249-30 to 249-40, 249-32 to 249-60 and 249-64, to 249-66 60th avenue; 249-01 to 249-03, 249-05 to 249-39 and 249-43 to 249-45 61st avenue; 60-06 to 60-12, 60-16 to 60-36 and 60-54 to 60-60 251st street; 60-01 to 60-03, 60-09 to 60-35 and 60-39 to 60-41 Marathon parkway (Block 8353, Lot 1); 251-02 to 251-20, 252-02 to 252-04, 252-08 to 252-26, 252-28 to 252-38, 252-40 to 252-54, 253-02 to 253-04, 253-08 to 253-22, 253-26 to 253-28, 253-32 to 253-42 and 254-04 to 254-06 60th avenue; 251-01 to 251-25, 251-27 to 251-45, 251-47 to 251-57, 251-59 to 251-77, 253-01 to 253-17, 253-21 to 253-23 and 253-27 to 253-41 61st avenue; 60-05 to 60-11, 60-15 to 60-33, 60-55 to 60-41, 60-31 to 60-69 and 60-43 to 60-61 251st street (Block 8358, Lot 1); 256-14 to 256-16 60th avenue; 255-15 to 255-37 61st avenue; 60-02 to 60-04, 60-08 to 60-22, 60-24 to 60-38, 60-40 to 60-54 and 60-58 to 60-60 Little Neck parkway; 60-02 to 60-12 256th street (Block 8359, Lot 6); 255-02 to 255-28 61st avenue; 61-03 to 61-05, 61-09 to 61-35 and 63-01 to 63-03 255th street; 61-02 to 61-04, 61-08 to 61-40 and 61-44 to 61-52 Little Neck parkway (Block 8367, Lot 2); 251-02 to 251-12, 251-14 to 251-24, 251-26 to 251-32, 251-34 to 251-64, 253-02 to 253-04 and 253-46 to 253-54 61st avenue; 252-01 to 252-37, 252-41 to 252-75 and 252-79 to 252-81 63rd avenue; 61-05 to 61-17 51st street; 61-04 to 61-34 255th street (Block 8363, Lot 1); 249-06 to 249-16, 249-20 to 249-38, 251-02 to 251-04 and 251-10 to 251-12 63rd avenue; 249-03 to 249-05 and 249-09 to 249-33 63rd drive; 63-02 to 63-20 252nd street and 63-05 to 63-27 Marathon parkway (Block 8373, Lot 2); 252-14 to 252-50 and 252-36 to 252-82 63rd avenue, 63-05 to 63-25 252nd street and 63-02 to 63-10 255th street (Block 8375, Lot 1), Douglaston, Borough of Queens.

368-19-BZ—Reopened May 1, 1951 as Volume IV—Application, April 12, 1951, under sections 7f, 7i and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of 1935 Coney Island Avenue Realty Corporation, owner, to permit in a business use district, the erection and maintenance of an automobile showroom (new and used cars) and a gasoline service station, lubritorium, motor vehicle repairs, boiler room and office, with show windows and curb cuts more than the permitted distance from the intersection; premises 1935-

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- 1939 Coney Island avenue and 1101-1111 Avenue P, north-east corner (Block 6758, Lots 51 and 52), Borough of Brooklyn.
- 1236-27-BZ—Reopened, January 9, 1951 as Volume II—**Application, December 20, 1950, under section 7f of the zoning resolution of Salvatore Spina, applicant, on behalf of Frank Skura, owner (Salvatore Spina and Ludwig Savarese, lessees), to permit in a business use district, the extension of existing gasoline service station, and the extension of existing building and the addition of two new 550 gallon diesel oil storage tanks and a new dispensing pump; premises 163-01 Cross Bay boulevard, (Woodhaven boulevard), southeast corner of 163rd avenue (Sheridan avenue); (Block 4046, Lots 63 and 64), Howard Beach, Borough of Queens.
- 218-51-BZ—**Application, March 27, 1951, under section 7h of the zoning resolution, of Seymour M. Litman, applicant, on behalf of Alex Litman, owner, to permit in a residence use district, the parking and storage of motor vehicles; premises 53-01 to 53-07 Edgemere avenue and 191 to 199 Beach 53rd street, southwest corner (Block 343, Lot 31), Edgemere, Borough of Queens.
- 118-48-BZ—Reopened May 22, 1951 as Volume II—**Application, April 13, 1951, under sections 7f, 7i and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Mareve Realty Corp., owner, to permit in a business use, C area district, the erection and maintenance of a building to be used as a machine shop, locker room, auto parts storage and sales, radiator repairs, auto repairs, loading and unloading platform, and the storage of more than five motor vehicles; without the required rear yard; and to permit the existing sale and display of more than five motor vehicles on unbuilt upon portion of lot: premises 150-11 to 150-29 Hillside avenue, north side, 110 ft. east of 150th street (Block 9706, Lots 88, 90, 92, 94 and 98), Jamaica, Borough of Queens.
- 784-50-BZ—Reopened May 22, 1951 as Volume II—**Application, April 12, 1951, under section 21 of the zoning resolution of Lama, Proskauer and Prober, applicant, on behalf of George E. Kriegler, owner, to permit in a business use, C area district, the extension to existing building at rear, using more than the area permitted; premises 1583 Pitkin avenue, north side, 80 ft. east of Herzl street (Block 3495, Lot 37), Borough of Brooklyn.
- 373-51-A—**1583 Pitkin avenue, north side, 80 ft. east of Herzl street (1st and 2nd floors); (Block 3495, Lot 37), Borough of Brooklyn, Alt. 956-51.
- 154-51-BZ—**Application, March 5, 1951, under section 7c of the zoning resolution, of Max Wechsler, applicant, on behalf of Emchest Corporation, owner, to permit in a residence and business use district, the change in occupancy from theatre and stores to factory and stores; premises 860-876 Westchester avenue, southeast corner of Hewitt place and 851-859 East 161st street (Block 2689, Lot 11), Borough of The Bronx.
- 901-50-BZ—**Application, December 12, 1950, under section 7e of the zoning resolution, of Nathaniel C. Saxe, applicant, on behalf of Julius Singer, owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 485, 489 Beach 20th street, west side, 450 ft. south of New Haven avenue (Block 249, Lot 50), Far Rockaway, Borough of Queens.
- 527-26-BZ—Reopened May 22, 1951 as Volume III—**Application, April 27, 1951, under section 21 of the zoning resolution of Siegel and Green, applicants, on behalf of 1910 Arthur Avenue Corp., owner, to permit in a residence use district, the change in occupancy on first floor from commercial use (banking) to offices, stores and restaurant; premises 1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx.
- 824-50-A—**1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx. (Revocation of Certificate of Occupancy, N.B. 793-28).
- 835-47-BZ—Reopened May 2, 1950 as Volume II—**Application, April 21, 1950, under sections 7i, 7e and 7A of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of E. Koeppel, Inc., owner, to permit in a residence and business use district, the parking of cars on roof of existing structure with a business driveway crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection; premises 162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.
- 366-51-A—**162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.
- 176-50-BZ—**Application, March 14, 1950, under section 7c of the zoning resolution, of Max Horn, applicant, on behalf of Frank Fenimore, owner, to permit in a residence and business use district, the extension of existing junk storage building; premises 106-01 to 106-15 154th street and 154-02 South road, southeast corner (Block 10122, Lot 1), Jamaica, Borough of Queens.
- 118-51-BZ—**Application, February 26, 1951, under section 7e of the zoning resolution of Max Horn, applicant, on behalf of Oscar Mandel, owner, to permit in a residence use district, the erection of more than one building on the lot by the erection and maintenance of a commercial building (stores); premises 14-18 to 14-40 Mott avenue and 13-41 Greenport road, southeast corner (Block 78, Lot 2), Far Rockaway, Borough of Queens.
- 187-51-BZ—**Application, March 8, 1951, under section 7f of the zoning resolution, of Ferdinand Savignano, applicant, on behalf of Dellwell Realty Corporation, owner, to permit in a business use district, the change in occupancy of existing five car business garage and hay and feed market to public garage; and the combination of this building with adjoining public garage (by removing fire wall); premises 5905-5923 16th avenue, northeast corner of 60th street (Block 5510, Lot 1), Borough of Brooklyn.
- 188-51-A—**5905-5923 16th avenue, northeast corner of 60th street (Block 5510, Lot 1), Borough of Brooklyn.
- 209-51-BZ—**Application, March 28, 1951, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Benjamin C. Nevin, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and storage, motor vehicle repairs and office; premises 146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.
- 217-51-BZ—**Application, March 16, 1951, under section 7e of the zoning resolution of Siegel and Green, applicants, on behalf of A. F. & G. Realty Corp., owner (owner under contract Seymour Schneider and Morris Greenstein doing business as Kingston Motor Sales and Berl Berry Motors, Inc.), to permit in a residence use district, the maintenance of an outdoor sale and display of motor vehicles; premises Bruckner boulevard, north side, from Evergreen to Colgate avenues (Block 3711, Lot 1), Borough of The Bronx.
- 221-51-BZ—**Application, March 1, 1951, under section 21 of the zoning resolution, of Ingram S. Carner, applicant, on behalf of Herman Weiner, owner, to permit in a business use, D area district, the erection and maintenance of a business building (store and offices) using

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more than the area permitted; premises 74-05 Metropolitan avenue, north side, 65.44 ft. east of 74th street (Block 3065, Lot 27), Middle Village, Borough of Queens.

222-51-A—74-05 Metropolitan avenue, north side, 65.44 ft. east of 74th street (Block 3065, Lot 27), Middle Village, Borough of Queens (under section 35 of the General City Law re bed of mapped street—Metropolitan avenue).

231-51-BZ—Application, April 3, 1951, under section 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Karl Thomas, owner, to permit in a business use C area district, the erection and maintenance of a building (store) using more than the area permitted; premises 3566 Jerome avenue, east side, 85.5 ft. north of East 212th street (Block 3329, Lot 48), Borough of The Bronx.

241-51-BZ—Application, April 5, 1951, under sections 7h, 7A and 7e of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Salcoats Realty Corp., owner, to permit in a residence and business use district, the parking of patrons' motor vehicles, with a curb cut more than the permitted distance from the intersection; premises 39-02 to 39-20 Bell boulevard, southwest corner of 39th avenue (Block 6237, Lot 6), Bayside, Borough of Queens.

256-51-BZ—Application, April 11, 1951, under section 7h of the zoning resolution, of James E. Casale, applicant, on behalf of Hunts Point Oval, Inc., owner to permit in the residence use portion of a lot located in a residence, business and unrestricted use district, the parking and storage of motor vehicles for a term of years; premises 940-948 Southern boulevard and 1035-1051 and 1063 East 163rd street, northeast corner, (Block 2742, Lot 3 and 70), Borough of The Bronx.

286-51-BZ—Application, April 19, 1951, under section 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Ruth Plains Corp., owner, to permit in a business use, C area district, the extension to an existing building (stores) using more than the area permitted; premises 2159-2165 White Plains road, west side, 360 ft. south of Pelham Parkway South (Block 4317, Lot 64), Borough of The Bronx.

345-51-BZ—Application, May 21, 1951, under sections 7c, 7e, 7h and 7f, of the zoning resolution, of Goldwater and Flynn, applicant, on behalf of Certified Carent, Inc., owner, to permit in a residence use district, the reconstruction of accessory building on existing gasoline service station to be used for auto washing, lubritorium, repairing, accessory sales and office, and to permit existing ten individual metal garages used for storage of motor vehicles and the parking and storage of motor vehicles to remain; premises 83-91 Macombs place, northwest corner of West 153rd street (Block 2039, Lot 15—formerly part of Lot 45), Borough of Manhattan.

353-51-BZ—Application, May 23, 1951, under section 7h of the zoning resolution of Joseph Unger, applicant, on behalf of Estates Station Corp., owner, to permit in the residence use portion of a lot located in a residence and retail use district, the parking and storage of motor vehicles for a term of years; premises 179-21 to 179-27 Hillside avenue, north side, 263.7 ft. west of Midland parkway (Block 9937, Lot 56), Jamaica, Borough of Queens.

396-51-BZ—Application, May 31, 1951, under section 7h of the zoning resolution, of Leo Kornblath, applicant, on behalf of Drydock and Corlears Park Properties, Inc., owner (Joseph Abraham, lessee), to permit in a residence use district, the parking and storage of motor vehicles for a term of three years; premises 13-23 Corlears street,

west side, from Monroe to Cherry streets, 304-312 Monroe street and 472-474 Cherry street (Block 263, Lot 16), Borough of Manhattan.

428-51-A—111 8th avenue, west side, block bounded by 8th and 9th avenues and 15th and 16th streets (2nd floor); (Block 739, Lot 1), Borough of Manhattan.

865-50-A—120th street and 31st avenue, southwest corner (Block 4376, Lot 100), Flushing, Borough of Queens.

183-51-A—222-15 99th avenue (also known as 222-18 98th avenue, n. s. middle buildings), 100 ft. 6 in. east of 222nd street (Block 10806—formerly 1736, Lot 6), Queens Village, Borough of Queens.

297-51-A—Transportation of propane in tank truck in New York City (capacity of tanks not in conformity with fire department specifications).

62-51-A—98-02 to 98-22 222nd street and 222-01 to 222-45 99th avenue, northeast corner and 222-02 to 222-44 98th avenue (Block 10806, Lots 1 and 6), Queens Village, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JULY 17, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 17, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

338-51-SM—Fil-O-Matic Nozzle, Model 1811.

895-50-SA—Calco-Meter Gasoline Dispensing Pumps, Models 996SV, 994SV, 992SV, 996A, 994A, 996SVA, 994SVA, 992SVA.

491-31-SA—Perfection Oil Burning Heater—Models 3145, 3150, 3156, 3157, 3170 and 3171 (previously approved re Models 2250, 3140, 3155, 3168); (reopened December 12, 1950 re amendment of resolution to include additional models of Oil Burning Heaters—Models 3145, 3150, 3156, 3157, 3170 and 3171).

700-50-SA—White Cleaning Machine—Model Syntone.

745-50-SA—Martin Perc Saver.

744-50-SA—Martin Dry Cleaning Unit—Model 50.0.

743-50-SA—Martin Dry Cleaning Unit—Model 25.0.

229-51-SA—Bendix Automatic Dryer (Gas Fired)—Models F703 and F705.

343-50-A—35 Hall street, east side, 175 ft. north of Park avenue (5th floor, Building D); (Block 1876, Lot 1); 25 Hall street, east side, 226 ft. 4 in. south of Flushing avenue (5th floor, Building F); (Block 1876, Lot 1); 43 Hall street, east side, 133 ft. 3 in. north of Park avenue (1, 3, 4, 5, 6, 7th floors, Building N); (Block 1876, Lot 1) and 29 Ryerson street, east side, 116 ft. 15½ in. north of Park avenue (3rd, 6th and 8th floors, Building P); (Block 1877, Lot 1), Borough of Brooklyn.

216-50-A—120 Chambers street, south side, 149.8 ft. east of West Broadway and 50 Warren street (sub-cellar, cellar, 1st floor); (Block 136, Lot 9), Borough of Manhattan.

81-27-S—Vol. II—48-56 West 48th street, south side, 408 ft. west of 5th avenue (Block 1263, Lot 61), Borough of Manhattan.

955-50-A—853 St. Johns place, north side, 80 ft. east of Nostrand avenue (Block 1248, Lot 63), Borough of Brooklyn.

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620-46-A—Vol. II—1420 Augustina avenue, northeast corner of Bayport place (Block 24, Lot 100), Far Rockaway, Borough of Queens.

287-51-A—245 West Fordham road and 2295 Cedar avenue, northeast corner (cellar and 1st floor); (Block 3235, Lot 30), Borough of The Bronx.

129-51-A—555 Fulton street, north side, 83 ft. east of Bond street and 557 Fulton street, north side, 103 ft. east of Bond street (Block 2093, Lots 30 and 31), Borough of Brooklyn.

359-51-A—27-31 Bleecker street, north side, 75 ft. east of Shinbone alley (Block 529, Lot 55), Borough of Manhattan.

383-51-A—2505 Grand avenue, northwest corner of West 190th street (Block 3214, Lot 60), Borough of The Bronx.

536-49-A—Pier 20, east side of Edgewater street, foot of Bay street (Block 2821, Lot 1), Clifton, Borough of Richmond.

386-51-A—4808-4810 4th avenue, west side, 50 ft. 2 in. south of 48th street (Block 773, Lot 40), Borough of Brooklyn.

433-51-A—3-5-7 West 35th street, north side, 125 ft. west of Fifth avenue (Block 837, Lot 36), Borough of Manhattan.

321-51-A—380-382 Fulton street, and 2-18 Smith street, southwest corner (Block 154, Lot 19), Borough of Brooklyn.

90-51-A—107 Daniel Low terrace, north side, 110 ft. west of Fort place (1st floor); (Block 20, Lot 8), St. George, Borough of Richmond.

382-51-A—54 East 52nd street, south side, 90 ft. west of Park avenue (5th floor); (Block 1287, Lot 39½), Borough of Manhattan.

347-51-A—76-120 N. Portland avenue and 21-39 Auburn place, northwest corner (2nd floor); (Block 2039, Lot 101), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 24, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 24, 1951, at 10 o'clock* in Room 1013, Municipal Building, Manhattan, on the following matters:

655-24-BZ—Reopened April 10, 1951 as Volume III—Application, March 9, 1951 under section 7c of the zoning resolution, of Fred C. Dahlem, applicant, on behalf of Cosmetology Publishing Corp., owner, to permit in a structure located in a residence and business use district, using more of floor space for manufacturing than is permitted; premises 3837-3839 White Plains road, west side, 75.31 ft. south of East 221st street and 84 East 221st street (Block 4655, Lot 42), Borough of The Bronx.

111-50-BZ—Reopened January 9, 1951—Application, February 2, 1951, under sections 7c and 21 of the zoning resolution, of Demov, Callahan & Morris, applicants, on behalf of Rosenbaum and Siegel, owners, to permit in a residence use D-1 area district, the erection and maintenance of a business building (retail stores), using more than the area permitted and without the required setbacks from street lines; premises North side of Randall avenue, block front between Commonwealth and Rosedale avenues, northeast corner of Randall avenue and Rosedale avenue, and northwest corner of Randall avenue and Commonwealth avenue (Block 3555, Lot 1), Borough of The Bronx.

342-50-BZ—Reopened May 1, 1951 as Volume II—Application, April 6, 1951, under section 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Morris Brothers Estates, Inc., owner, to permit in the residence use portion of a plot, located in a residence and business use district, the parking of motor vehicles for patrons' use; premises 9701-9713 Church avenue and 477-499 Rockaway Parkway, northeast corner (Block 4694, Lots 6, 7, 8, 12 and 13), Borough of Brooklyn.

177-51-BZ—Application, March 13, 1951, under section 7c of the zoning resolution, of Henry Nordheim, applicant, on behalf of Sophie and Bertha Stadtmauer, owners, to permit in a residence use district, the change in occupancy from multiple (dwelling) and doctor's office to multiple dwelling, doctor's office and stores; premises 1770 Andrews avenue and 172 West Tremont avenue, southeast corner (Block 2878, Lot 195), Borough of The Bronx.

212-51-BZ—Application, March 27, 1951, under sections 7f and 7i of the zoning resolution, of Carl H. Salminen, applicant, on behalf of Norbo Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, sale and storage of accessories, motor vehicle repairs and office; premises 204-22 Northern boulevard, south side, 134.14 ft. east of 204th street (Block 7301, Lot 11), Bay-side, Borough of Queens.

274-51-BZ—Application, April 17, 1951, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Ralph Rea, owner, to permit in a residence use, C area district, the extension of existing building on first floor to be used for business, using more than the area permitted; premises 455 Crescent street, southeast corner of Glenmore avenue (Block 4216, Lot 20), Borough of Brooklyn.

316-51-BZ—Application, May 3, 1951, under sections 7a, 21 of the zoning resolution, of Andrew Di Camillo, applicant, on behalf of Nick Clemente, owner, to permit in a local retail use, D area district, the change in occupancy from store to bakery (factory) and the extension of building using more than the area permitted; premises 143-08 to 143-10 45th avenue, south side, 65 ft. east of Bowne street (Block 5203, Lot 4), Flushing, Borough of Queens.

605-50-BZ—Application, August 3, 1950, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Vanhard Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and the sale of accessories for a term of fifteen years; premises 110-31 to 110-41 Horace Harding boulevard, 59-36 to 59-42 Van Doren street, northwest corner (Block 1970, Lots 39, 40 and 41), Corona, Borough of Queens.

582-38-BZ—Reopened May 1, 1951 as Volume II—Application, April 13, 1951, under sections 7c and 7A of the zoning resolution of Charles M. Spindler, applicant, on behalf of Sun Oil Co. and Queens Equity Realty Co., Inc., owners, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station, auto-washing, lubrication, sale of accessories and office, with an entrance more than the permitted distance from the intersection; premises 222-33 to 222-51 Braddock avenue, 88-66 to 88-70 Sabre street, northwest corner and 88-55 to 88-67 Winchester boulevard (Block 7967, Lots 27, 31 and 39), Bellerose, Borough of Queens.

523-48-BZ—Reopened March 6, 1951 as Volume II—Application, February 5, 1951, under section 7h of the zoning resolution of Burke, Morrison and Green, appli-

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cant, on behalf of Hasco Construction Corporation, owner, to permit in a residence, local retail and retail use district, the parking of motor vehicles for patron's and employee's motor vehicles, for a term of fifteen years; premises 61-02 to 61-36 Springfield boulevard, southwest corner of Horace Harding boulevard (Block 7610, Lots 8, 11, 17 and 20), Bayside, Borough of Queens.

206-51-BZ—Application, March 26, 1951, under sections 7c, 7i and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Patrick Lombardi and Joseph Guadagno, owners, to permit in a business use district, the change in occupancy (and extension of building), from stores to motor vehicle repair shop, and woodworking shop using power driven tools; premises 620-624 Westchester avenue and 624-628 Cauldwell avenue, southeast corner (Block 2623, Lot 87), Borough of The Bronx.

311-51-BZ—Application, April 30, 1951, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of Beachport Homes, Inc., owner (Great Atlantic and Pacific Tea Co., Inc., lessee), to permit in the residence use portion of a lot located in a residence and business use district, the parking of patron's and employee's motor vehicles (no fee to be charged); premises 80-01 to 80-21 Caldwell avenue, north side, from 80th to 81st streets, 58-57 to 58-63 80th street and 58-52 to 58-64 81st street (Block 2920, Lot 31), Elmhurst, Borough of Queens.

385-51-BZ—Application, May 9, 1951, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Haven Chevrolet, Inc., owner, to permit in a business use district, the alteration of existing building and change of occupancy from boiler room, garage for more than five motor vehicles, parking and storage of more than five motor vehicles and gasoline service station to boiler room, repair and servicing of new and used motor vehicles, brake and wheel alignment lubrication, battery and electric work, gasoline service station, parts storage, auto showroom for new and used cars and office; and to permit the erection of a roof sign; premises 81-12 to 81-20 Atlantic avenue and 94-02 to 94-26 82nd street, southwest corner and 81-13 to 81-25 Rockaway boulevard (Block 9009, Lot 6), Woodhaven, Borough of Queens.

163-51-BZ—Application, March 5, 1951, under section 21 of the zoning resolution, of Herman F. Spinken, applicant, on behalf of James Straub, owner, to permit in a business use, C area district, the erection and maintenance of a roof extension in front of building (under construction), using more than the area permitted; premises 179-30 to 179-32 Hillside avenue, south side, 25.02 ft. east of 179 place (Block 9915, Lot 31), Jamaica, Borough of Queens.

189-51-BZ—Application, March 12, 1951, under sections 7e, 7h and 7i of the zoning resolution of Maxfield Blaufeux, applicant, on behalf of Empire Chevrolet, Inc., owner, to permit in a business use district, the change in occupancy from auto-showroom, dead storage and office, to auto-showroom, motor vehicle repair shop and office, parking of customers cars, sale and display of more than five cars, and storage of more than five motor vehicles on open portion of lot; and to permit signs above roof; premises 1-19 Remsen avenue and 944-954 East New York avenue, southeast corner (Block 4593, Lot 110), Borough of Brooklyn.

190-51-A—1-19 Remsen avenue and 944-954 East New York avenue, southeast corner (1st floor); (Block 4593, Lot 110), Borough of Brooklyn.

599-31-BZ—Reopened October 3, 1950 as Volume III—Application, September 11, 1950, under sections 7c and 21 of the zoning resolution of Jacob J. Gloster, appli-

cant, on behalf of Ideal Cleaners and Dyers, Inc., owner, to permit in the residence use portion of a plot located in a business and residence use, B area district, the extension of a building to be used for shipping and storage of dry cleaning plant, using more than the area permitted; premises 99 Kosciusko street, north side, 100 ft. east of Nostrand avenue and 237-239 Nostrand avenue, (Block 1779, Lots 91, 2 and 3), Borough of Brooklyn.

193-51-BZ—Application, March 16, 1951, under sections 7i and 7h of the zoning resolution of Lama, Proskauer and Prober, applicant, on behalf of Shore Drive Motors Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used as an auto showroom, servicing and motor vehicle repairs, lubrication, wheel-alignment, brake testing, storage of auto parts and parts department and office; and to permit the existing parking and storage and the sale and display of more than five new and used cars on the unbuilt upon portion of plot; premises 6201-6223 3rd avenue and 302-312 62nd street, southeast corner and 301-311 63rd street (Block 5799, Lots 1, 5 and 8), Borough of Brooklyn.

107-51-BZ—Application, February 16, 1951, under section 21 of the zoning resolution, of Eli B. Rabineau and Sam J. Glaberson, applicants, on behalf of Dr. Abram Sohmer, owner, to permit in a business use, E1 area district, the extension to existing one family dwelling and physician's office nearer to street line than is permitted; premises 87-02 144th street, southwest corner of 87th avenue (Block 9701, Lot 6), Jamaica, Borough of Queens.

215-51-BZ—Application, March 29, 1951, under sections 7c, 7e and 21 of the zoning resolution, of Vito P. Battista, applicant, on behalf of Murray Roth, owner (Joseph Ragusa, lessee); to permit in a residence and unrestricted use district, the maintenance of an auto-wrecking yard, with the entrance through residence portion of lot; premises 78-09 57th avenue, north side, 54.34 ft. west of 79th street (Block 2805, Lot 89), Elmhurst, Borough of Queens.

216-51-A—78-09 57th avenue, north side, 54.34 ft. west of 79th street (Block 2805, Lot 89), Elmhurst, Borough of Queens; (under section 35 of the General City Law re bed of mapped street—79th street).

242-51-BZ—Application, April 5, 1951, under sections 7c and 7e of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Elsie Wolosoff, owner, to permit in a manufacturing use district, the erection and maintenance of a building with a lumber yard on unbuilt upon portion of lot; premises 68-90 to 68-96 Austin street, southwest corner of 69th avenue (Stafford avenue); (Block 3234, Lot 45), Forest Hills, Borough of Queens.

378-51-BZ—Application, May 29, 1951, under sections 7c and 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Joseph Slifka and Aaron Simon, owners (Parking Associates Corp., lessee), to permit in a retail and restricted retail use district, the parking and storage of more than five motor vehicles; premises 29-37 East 51st street and 477 Madison avenue, northeast corner (Block 1287, Lots 21, 22, 23, 24 and 25), Borough of Manhattan.

890-42-BZ—Reopened June 19, 1951 for consideration as to extension of time to complete—re Application of Socony-Vacuum Oil Co., Inc., owner, under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the alteration and extension of an accessory building (used as office, lubricatory, car-washing, brakes and repairs) upon a plot occupied as a gasoline service station and also, upon the unrestricted use part of the plot, used for parking of more than five motor vehicles; premises 378-394 Coney Island avenue, 86-90 Kermit place, southwest corner and 843-849 Caton avenue, northwest corner of Coney Island avenue (Block 5322, Lots

CALENDAR

80 and 84—Lot 84, formerly known as Lots 84 and 85), Borough of Brooklyn.

1015-41-BZ—Reopened June 19, 1951 for consideration as to extension of time to complete—re Application of Socony-Vacuum Oil Co., Inc., owner, under section 7c of the zoning resolution, to permit partly in a business use and partly in a residence use district, the extension and reconstruction of an existing gasoline service station; premises 1200 Victory boulevard and 1262 Clove road, southwest corner (Block 651, Lots 8 and 12), West Brighton, Borough of Richmond.

731-46-BZ—Reopened June 26, 1951 for consideration as to extension of term of variance—re Application of Lama, Proskauer and Prober, applicants on behalf of F. Franklin Perrine, owner, under section 7e of the zoning resolution, to permit in a residence use district for a term of years, the change in occupancy from a public garage to factory; premises 35-38 to 35-44 30th street, west side, 143 ft. north of 36th avenue and 35-37 to 35-43 29th street (Block 341, part of Lot 6), Long Island City, Borough of Queens.

281-24-BZ—Reopened June 26, 1951 as Volume II—Application, May 29, 1951, under section 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Alt. Rep Holding, Inc., owner (David Condon, Inc., lessee), to permit in a business use district, the change in occupancy from public garage for more than five motor vehicles, to storage garage for more than five motor vehicles, servicing and repairs of new and used cars, lubrication, wheel alignment, accessory, sales, parts department and office; premises 5908-5924 13th avenue and 1273-1283 60th street, northwest corner (Block 5711, Lot 40), Borough of Brooklyn.

456-51-A—5908-5924 13th avenue and 1273-1283 60th street, northwest corner (Block 5711, Lot 40), Borough of Brooklyn.

1006-46-BZ—Reopened May 22, 1951 as Volume II—Application, April 30, 1951, under sections 7a and 7e of the zoning resolution of Harry B. Lindberg, applicant, on behalf of The Borden Co., owner, to permit in a residence and business use district, the change in occupancy from dairy plant (milk bottling), stable, storage and the parking of more than five motor vehicles and trailers, and storage to manufacturing of dairy products (ice cream and syrups) using more than permitted area for manufacturing use; premises 2840-2862 Atlantic avenue, 181-207 Schenck avenue, southeast corner and 250-272 Barbey street (Block 3964, Lots 4, 5, 6, 8 and 23), Borough of Brooklyn.

374-51-A—2840-2862 Atlantic avenue and 181-207 Schenck avenue, southeast corner and 250-272 Barbey street (Block 3964, Lots 4, 5, 6, 8, and 23), Borough of Brooklyn.

561-47-BZ—Reopened May 29, 1951 as Volume II—Application, April 17, 1951, under section 7e of the zoning resolution of Max Horn, applicant, on behalf of Franklin National Bank, owner, to permit in the retail use district portion of a lot located in a residence and retail use, D area district, the erection and maintenance of a building using more than the area permitted; premises 127-08 to 127-18 Merrick boulevard, west side, 65.31 ft. south of 127th avenue (Block 12528, Lot 105), Springfield Gardens, Borough of Queens.

461-51-A—127-08 to 127-18 Merrick boulevard, west side, 65.31 ft. south of 127th avenue (Block 12528, Lot 105), Springfield Gardens, Borough of Queens.

259-51-BZ—Application, April 11, 1951, under section 21 of the zoning resolution, of Andrew J. Thomas, applicant, on behalf of New York City Housing Authority,

owner, to permit in a residence use district, the erection of more than one building on a lot, and without the required storage or parking space for motor vehicles; premises—14-60, 14-64, 14-68 and 14-72 to 14-82 Beach Channel drive, 15-20, 15-30 and 15-40 Hassock street and 12-30, 12-50, 12-70, 12-80, 14-10 and 14-20 Redfern avenue, block bounded by Hassock street, Beach Channel drive, Queens County line, Beach 12th street and Redfern avenue (Buildings, 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12 and 13); (Blocks 3, 4, 5 and 7, Lots—all except 43 and 50, Block 7), Far Rockaway, Borough of Queens.

260-51-A—14-62 and 14-72 to 14-82 Beach Channel drive, block bounded by Hassock street, Beach Channel drive, Queens County line, Beach 12th street and Redfern avenue (buildings 2, 3, 4, and 13); (Blocks 3, 4, 5 and 7, Lots—all except 43 and 50, Block 7), Far Rockaway, Borough of Queens.

284-51-BZ—Application, April 13, 1951, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Emily H. Selley, owner, to permit in a business use, C area district, the subdivision of lot into eight separate lots (Nos. 1, 2, 3, 4, 5, 6, 106 and 58) with each existing building exceeding the permissible area as to new lots, and new lots 1, 6, 106 and 58 not providing legal yards or courts, and with lot 58 exceeding permissible area for manufacturing; premises 1359-1363 (1377 displayed) Gates avenue and 357, 359, 361, 363, 363a, 365 and 367 Wilson avenue, northeast corner (Block 3334, Lots 1, 2, 3, 4, 5, 6, 106 and 58), Borough of Brooklyn.

365-51-BZ—Application, May 25, 1951, under section 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Salvatore Spano, owner, to permit in a residence use, G1 area district, the maintenance of a one family dwelling nearer to street line than is permitted; premises 65-17 169th street, east side, 140 ft. south of 65th avenue (Block 6910, Lot 29), Jamaica, Borough of Queens.

404-51-BZ—Application, June 6, 1951, under section 21 of the zoning resolution of Lehman and Fitzsimons, applicants, on behalf of Egbert Phillips and Josiah O. Georges, owners, to permit in a residence use, E1 area district, the erection and maintenance of buildings nearer to the street line than is permitted; premises 158-19, 158-23, 158-29 and 158-33 73d avenue, north side, 180 ft., 230 ft., 280 ft., and 330 ft. west of 160th street (Block 6821, Lots 10, 14, 15 and 19), Flushing, Borough of Queens.

282-51-A—158-33 73rd avenue, north side, 280 ft. west of 160th street (Block 6821, Lot 15), Flushing, Borough of Queens.

283-51-A—158-23 73rd avenue, north side, 180 ft. west of 160th street (Block 6821, Lot 10), Flushing, Borough of Queens.

409-51-BZ—Application, June 8, 1951, under sections 7e and 21 of the zoning resolution of Goldwater and Flynn, applicants, on behalf of 1 West 67th Street, Inc., owner, to permit in a residence use district, the use of basement for broadcasting studio; premises 1 West 67th street, north side, 100 ft. west of Central Park West (Block 1120, Lot 23), Borough of Manhattan.

446-51-BZ—Application, June 21, 1951, under section 7f of the zoning resolution of Herman Horowitz, applicant, on behalf of Interstate Terminal, Inc., owner, to permit in a retail 1 use district, the change in occupancy from bus terminal to garage for more than five motor vehicles for a term of years; premises 141-145 West 43rd street, north side, 220 ft. east of 7th avenue and 146-150 West 44th street, south side, 185.6 ft. east of 7th avenue (Block 996, Lot 12), Borough of Manhattan.

CALENDAR

JULY 24, 1951, 2 P.M.

451-51-BZ—Application, June 26, 1951, under section 7c of the zoning resolution of Ben L. Glucksman, applicant, on behalf of Far Rockaway Associates, Inc., owner (L. I. Riverside Memorial Chapel, Inc., lessee), to permit in a residence use district, the extension to existing funeral chapel; premises 1248-1252 Central avenue and 1301 Minton street, northwest corner (Block 20, Lot 24), Far Rockaway, Borough of Queens.

459-51-A—1242-1252 Central avenue and 1301 Minton street, northwest corner (Block 20, Lot 24), Far Rockaway, Borough of Queens.

453-51-BZ—Application, June 26, 1951, under sections 7e and 7h of the zoning resolution of Samuel Paul, applicant, on behalf of Anessik Realty Corp., owner, to permit in a residence use district portion of lot, the erection and maintenance of stores and the parking of ten cars for a term of forty years; premises 43-02 to 43-20 and 43-24 Kissena boulevard, southwest corner of Franklin avenue (Block 5137, part of Lot 2, temporarily designated as Lot 100), Flushing, Borough of Queens.

57-50-BZ—Reopened June 26, 1951 as Volume II—Application June 8, 1951, of Lama, Proskauer and Prober, applicants, on behalf of Albert Sheftman, owner, under sections 7c and 21 of the zoning resolution, to permit in retail and unrestricted use, B area district, the erection and maintenance of a storage garage for more than five motor vehicles, office and air raid shelter, without the required rear yard and courts and to permit the parking and storage of more than five motor vehicles on the roof of building; premises 218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street (Block 780, Lot 19), Borough of Manhattan.

416-51-BZ—Application, June 11, 1951, under section 21 of the zoning resolution, of Edwin F. Taylor, for William Brafman and Walter M. Goldsmith, doing business as William Brafman and Co., owners, to permit in a residence use, D area district, more than one building on a lot, by the erection and maintenance of two story garden dwellings; premises 109-25 to 109-43 and 109-47 to 109-51 172nd street; 109-32 to 109-48 and 109-52 to 109-56 173rd street; 172-03 to 172-15 Brinkerhoff avenue (Block 10262, Lot 6); 171-14 to 171-28 109th avenue; 109-14 to 109-56 172nd street and 109-25 to 109-43 172nd street (Block 10264, Lot 75), Jamaica, Borough of Queens.

417-51-A—109-25 to 109-43 and 109-47 to 109-51 172nd street; 109-32 to 109-48 and 109-52 to 109-56 173rd street; 172-03 to 172-15 Brinkerhoff avenue (Block 10262, Lot 6); 171-14 to 171-28 109th avenue; 109-14 to 109-56 172nd street and 109-25 to 109-43 172nd street (Block 10264, Lot 75), Jamaica, Borough of Queens; (under section 36 of the General City Law re buildings not fronting on legal streets).

308-50-BZ—Application, May 4, 1950, under sections 7e, 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36, 37), Borough of Brooklyn.

282-49-A—Vol. 11—60 Broadway, southeast corner of Wythe avenue (2nd floor); (Block 2130, Lot 5), Borough of Brooklyn.

351-51-A—Appeal from a decision of the fire commissioner re mounting of auxiliary gasoline engines on fuel oil tank trucks.

HARRIS H. MURDOCK, *Chairman.*

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 24, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

402-51-SM—"On-Guard Flameproofing Compound."

239-51-SA—U. S. Hoffman Mystron—Models 150, 200 and 300.

29-51-SM—USG Flattened Grate-X; Projection Mesh; Grate-X and Stair Treads.

47-51-SA—Nitronal General Models 100G, 55G, 1500G, 3000G, 6000G and 1000G.

373-50-SA—Air Reduction Co. Inc. Welding and Heating Torches with Cutting Attachments—Models 600 Series, 4000 Series, 6000 Series, 5000 Series, 3000 Series, 1000 Series, 700, 800 and 9000 Series and 4300 Series.

948-40-SA—Hev-E-Oil Burner.

900-50-SM—Asbestospray (Fire Retardant on Steel Floor and Beam Construction).

627-50-SM—"7-V" Concrete Blocks, using Waylite as Aggregate.

134-51-A—Appeal from a decision of the borough superintendent and an application filed pursuant to section 35 of the General City Law re bed of mapped street—proposed widening of Metropolitan avenue; premises 103-16 Metropolitan avenue, south side, 40 ft. west of 71st drive (Block 3901, Lot 139), Forest Hills, Borough of Queens.

654-50-A—35-53 Main street, 86-110 Water street, 40-58 Washington street and 73-95 Front street (8th floor, Bldgs., 6, 6A and 6B); (Block 37, Lot 1), Borough of Brooklyn.

235-51-A—18-20 West 4th street, south side, 25 ft. west of Mercer street (Block 535, Lot 29), Borough of Manhattan.

288-51-A—124-126 West 21st street, south side, 295 ft. 5 in. west of the Avenue of the Americas (Block 796, Lots 54 and 55), Borough of Manhattan.

99-51-A—2269 Emmons avenue, north side, from Dooley street to Delamere place (1st floor); (Block 7496, Lots 64 and 66), Borough of Brooklyn.

293-51-A—2253-2269 Emmons avenue, north side, from East 23rd to Dooley streets (1st floor); (Block 7496, part of Lot 66), Borough of Brooklyn.

294-51-A—7 Vestry street, south side, 113.18 ft. west of Varick street and 28 Laight street (Block 220, Lot 23), Borough of Manhattan.

388-51-A—206-10 to 206-16 86th road and 86-50 to 86-54, 86-60 to 86-64, 86-72 to 86-76, 86-80 to 86-84 and 86-92 to 86-96 208th street (Block 10590, Lot 100); 209-10 to 209-16 and 209-30 to 209-34 86th drive and 210-10 to 210-16 and 210-34 to 210-40 Grand Central parkway (Block 10592, Lot 150); 209-31 to 209-35 86th drive, 86-09 to 86-15, 86-35 to 86-39, 86-61 to 86-65 and 86-91 to 86-95 208th street and 208-26 to 208-30, 208-70 to 208-76 and 208-84 to 208-90 Grand Central parkway (Block 10593, Lot 2); 206-09 to 206-15 86th road and 86-02 to 86-06, 86-16 to 86-20 and 86-26 to 86-30 208th street (Block 10599, Lot 100), Hollis, Borough of Queens.

279-51-A—25-66 14th street, west side, 80.09 ft. south of Baylies street (26th avenue); (Block 902, Lot 126), Astoria, Borough of Queens; (under section 35 of the General City Law—re bed of mapped street—26th avenue).

CALENDAR

625-43-A—Vol. II—151-15 85th drive, northwest corner of 152nd street (Block 9734, Lots 41 and 45), Jamaica, Borough of Queens.

225-51-A—Vol. II—167-173 Wooster street, west side, 75 ft. north of West Houston street (4th and 5th floors); (Block 524, Lots 23 and 25), Borough of Manhattan.

296-51-A—74-84 Thatford street and 1715 Pitkin avenue, northwest corner (3rd floor); (Block 3508, Lot 28), Borough of Brooklyn.

320-51-A—120-122 West 125th street, south side, 250 ft. west of Lenox avenue (3rd floor); (Block 1909, Lot 44), Borough of Manhattan.

481-51-A—1260-1274 2nd avenue, west side, from East 66th to East 67th streets, 301 East 66th street and 300 East 67th street (full ground area); (Block 1441, Lots 1, 2, 3, 4, 49, 51 and 52), Borough of Manhattan.

495-51-A—701-709 7th avenue, northeast corner of West 47th street (auditorium floor); (Block 1000, Lot 1), Borough of Manhattan.

497-51-A—Application filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of 102 and 231 of Multiple Dwelling Law re means of egress; premises 1172-1178 Park avenue and 74 East 93rd street, southwest corner (5th, 6th, 8th, 9th, 11th, 12th and 13th floors); (Block 1504, Lot 40), Borough of Manhattan.

498-51-A—Application filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of sections 102 and 231 of the Multiple Dwelling Law re means of egress premises 45 East 85th street, north side, 70 ft. west of Park avenue (3rd and 4th floors); (Block 1497, Lot 28), Borough of Manhattan.

500-51-A—5 East 68th street, north side, 165 ft. west of Madison avenue (cellar, basement, 1st, 2nd, 4th and 5th floors); (Block 1385, Lot 9), Borough of Manhattan.

504-51-A—42-44 East 69th street, south side, 150 ft. west of Park avenue (Block 1383, Lots 43 and 44), Borough of Manhattan.

507-51-A—11-15 46th avenue, north side, 100 ft. east of 11th street and 11-14 45th road (Block 54, Lots 5, 29, 31 and 33), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 11, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 11, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

838-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubritorium and accessory sales; premises 3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

24-51-BZ—Application, January 15, 1951, under sections 7f and 7i of the zoning resolution, of Thomas O'Rourke Gallagher, applicant, on behalf of Sam Berger, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto

washing, motor vehicle repairs and office; premises 2240-2254 Flatbush avenue, west side, 360 ft. south of Avenue R (Block 8486, Lot 61), Borough of Brooklyn.

201-51-BZ—Application, February 2, 1951, under sections 7f and 7i of the zoning resolution, of Samuel Juster, applicant, on behalf of David D. Cantor, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, accessories, motor vehicle repairs and office for a term of fifteen years; premises 1585-1611 Ralph avenue and 6001-6005 Farragut road, northeast corner and 512-534 East 78th street (Block 7956, Lot 1), Borough of Brooklyn.

220-51-BZ—Application, March 30, 1951, under sections 7f and 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Vito Macina, Jr., owner, to permit in a business use district, the erection and maintenance of a gasoline (and oil selling) station and the parking and storage of more than five motor vehicles; premises Williamsbridge road, west side, 100 ft. north of Neill avenue (Block 4306, Lots 13 and 14), Borough of The Bronx.

480-51-BZ—Application, June 29, 1951, under sections 21 and 19b of the zoning resolution, of Loshen and Lazarus, applicants, on behalf of Prayer Holding Corporation, owner, to permit in a residence use, F area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the zoning resolution as to side and rear yards and set-backs; and with parking and garage space calculated for the development as a unit instead of individual buildings; premises 15-25 to 15-27; 15-31 to 15-53 and 15-57 to 15-59 160th street; 160-02 to 160-44 Cross Island parkway; 15-22 to 15-24 and 15-28 to 15-42 163rd street and 160-01 to 160-11; 160-19 to 160-33 and 160-41 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens.

505-51-A—15-25 to 15-27; 15-31 to 15-53 and 15-57 to 15-59 160th street; 160-02 to 160-44 Cross Island parkway; 15-22 to 15-24 and 15-28 to 15-42 163rd street and 160-01 to 160-11; 160-19 to 160-33 and 160-41 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 18, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

912-50-BZ—Application, December 8, 1950, under sections 7h and 7A of the zoning resolution, of Frederick G. Frost, Jr., applicant, on behalf of Queens Equity Realty Co., Inc., owner (William H. Hellawell, lessee), to permit in a residence and business use district, the parking of motor vehicles for customers cars, with curb cuts more than the permitted distance from the intersection; premises 101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue, 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens.

913-50-A—101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue and 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens (under section 35 General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

914-50-BZ—Application, December 8, 1950, under sections 7c, 7h, 7A, and 21 of the zoning resolution, of Frederick G. Frost, Jr., applicant, on behalf of Queens Equity

CALENDAR

Realty Company, Incorporated, owner (William H. Hellawell, lessee), to permit in a residence use, E area district, and a business use, D area district, the erection and maintenance of a business building (retail super market, using more than the area permitted, and without the required set-back, side and rear yards; with entrances and display windows more than the permitted distance from the intersection; and to permit the parking of motor vehicles on the unbuilt upon portion of the lot; and to permit a ground sign; premises 102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens.

915-50-A—102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens (under section 35 General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

27-40-BZ—Vol. II—Reopened July 3, 1951 for consideration as to revision of plans—re Application of Paul Friedman, applicant on behalf of Frank Derasmo, owner, under section 7c of the zoning resolution, to permit in a residence use district, the erection of an accessory building on an existing gasoline service station; premises 144-25 North Conduit avenue, north side, 215 ft. west of 135th avenue and 144-40 135th avenue (Block 2873, Lot 18), South Ozone Park, Borough of Queens.

326-37-A—Vol. II—820-824 Washington street, northwest corner of Gansevoort street (Block 644, part of Lot 1), Borough of Manhattan.

463-51-A—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 18, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 18, 1951, at 2 o'clock in Room

1013, Municipal Building, Manhattan on the following matters:

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

19-51-A—82-73 Parsons boulevard, southeast corner of 82nd drive (Block 6859, Lot 14), Jamaica, Borough of Queens.

66-51-A—43-14 149th place, west side, 125 ft. south of Sanford avenue (Block 5380, Lot 39), Flushing, Borough of Queens.

340-51-A—618 Lexington avenue, west side; 20 ft. 10 $\frac{2}{3}$ in. north of East 53rd street (5th floor); (Block 1308, Lot 14 $\frac{1}{2}$), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

SEPTEMBER 25, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 25, 1951, at 10 o'clock in Room 1013, Municipal Buildings, Manhattan, on the following matter:

136-45-BZ—Reopened July 17, 1951 for extension of time to complete—re Application of Paul Friedman, applicant on behalf of William A. White (deceased) and Nettie H. White, owners (General Outdoor Advertising Co., Inc., lessee), under section 7i of the zoning resolution, to permit in a business use district, the erection of an automobile showroom, salesroom and motor vehicle repair shop, incidental to salesroom and showroom only, with driveway and entrance more than 25 ft. from Merrick boulevard; premises 224-01 to 224-09 Merrick boulevard and 133-29 to 133-37 224th street, northeast corner (Block 12963, Lot 308), Laurelton, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 10, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 19, 1951, were approved as printed in the Bulletin of June 26, 1951, Vol. 36, No. 26.

ZONING APPLICATIONS

599-31-BZ—Vol. III

APPLICANT—Jacob J. Gloster, for Ideal Cleaners and Dyers, Inc., owner.

SUBJECT—Application reopened October 3, 1950—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in the residence use portion of a plot located in a business and residence use, B area district, the

extension of a building to be used for shipping and storage of dry cleaning plant, using more than the area permitted.

PREMISES AFFECTED—99 Kosciusko street, north side, 100 ft. east of Nostrand avenue, and 237-239 Nostrand avenue (Block 1779, Lots 91, 2 and 3) Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob J. Gloster and S. Friedman.
For Opposition: Louis J. Caligiuri, Josephine Cima, Mrs. Olshansky, I. Flaviani, John Sposato, Alan Darbee, Sarah Braun, Michael G. Cipriani, Frank Oliva, Rose C. Wilkinson and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision without further argument.

118-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Mareve Realty Corp., owner.

MINUTES

SUBJECT—Application reopened May 22, 1951—re Application (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as a machine shop, locker-room, auto parts storage and sales, radiator repairs, auto repairs, loading and unloading platform, and the storage of more than five motor vehicles; without the required rear yard; and to permit the existing sale and display of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—150-11 to 150-29 Hillside avenue, north side, 110 ft. east of 150th street (Block 9706, Lots 88, 90, 92, 94 and 98), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Albert H. Buschmann, Emanuel M. Lebowich, Patrick McHugh and H. F. Murswan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 17, 1951, 10 A.M. for inspection, by a committee of the Board, of the present location of owner at 139-36 Queens boulevard; no further argument.

784-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for George E. Kriegler, owner.

SUBJECT—Application reopened May 22, 1951—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building at rear, using more than the area permitted.

PREMISES AFFECTED—1583 Pitkin avenue, north side, 80 ft. east of Herzl street (Block 3495, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and George Kriegler.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 17, 1951, 10 A.M. for inspection; applicant to file revised plans.

107-51-BZ

APPLICANT—Eli B. Rabineau and Sam J. Glaberson, for Dr. Abram Sohmer, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, E1 area district, the extension to existing one family dwelling and physician's office nearer to street line than is permitted.

PREMISES AFFECTED—87-02 144th street, southwest corner of 87th avenue (Block 9701, Lot 6), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Eli Rabineau and Sam J. Glaberson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision; applicant to file revised plans and also plan showing other houses on the corner in relation to street line, courts and yards.

154-51-BZ

APPLICANT—Max Wechsler, for Emchest Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from theatre and stores to factory and stores.

PREMISES AFFECTED—860-876 Westchester avenue, southeast corner of Hewitt place and 851-859 East 161st street (Block 2689, Lot 11), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Wechsler and M. Finkelstein.

For Opposition: Ethel Hirscht and Morris Hirscht.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 17, 1951, 10 A.M. for inspection; applicant to file revised plans.

189-51-BZ

APPLICANT—Maxfield Blaufeux, for Empire Chevrolet, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from auto-showroom, dead storage and office, to auto showroom, motor vehicle repair shop and office, parking of customers' cars, sale and display of more than five cars, and storage of more than five motor vehicles on open portion of lot; and to permit signs above roof.

PREMISES AFFECTED—1-19 Remsen avenue and 944-954 East New York avenue, southeast corner (Block 4593, Lot 110), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gilbert Lazerus, Maxfield Blaufeux and Milton Kaufman.

For Opposition: Sylvia Schulte, Leon Komito, Ruth Heller, Jean Lew, Jack Homnick and Maurice Schulte.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for applicant to file revised plans.

193-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Shore Drive Motors, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an auto showroom, servicing and motor vehicle repairs, lubrication, wheel alignment, brake testing, storage of auto parts and parts department and office; and to permit the existing parking and storage and the sale and display of more than five new and used cars on the unbuilt upon portion of plot.

PREMISES AFFECTED—6201-6223 3rd avenue and 302-312 62nd street, southeast corner and 301-311 63rd street (Block 5799, Lots 1, 5 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Thomas Crowe.

For Opposition: Edwin F. Blaney, Oscar L. Anderson, Meta Detlefs, Isidore Fruchtmann, Leonardo Costiglioni, Argentina Mastrototaro, John Pyszkowski, John P. Meagher, Samuel Alfredo, Helen St. John, E. Sonnichsen and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision without further argument.

215-51-BZ

APPLICANT—Vito P. Battista, for Murray Roth, owner (Joseph Ragusa, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence and unrestricted use district, the maintenance of an auto-wrecking yard, with the entrance through residence portion of lot.

PREMISES AFFECTED—78-09 57th avenue, north side, 54.34 ft. west of 79th street (Block 2805, Lot 89), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Vito P. Battista and Joseph Ragusa.
For Opposition: John Rizzo, Jos. Hershman, Joseph Doff, Frank J. Stefanski, John Farrell, Sarah Albert, Christopher Kunzel, Henry Roth, Rose Zuher, Mary Auty, Marian Sprague, Frederick Vogel, Anna Wachter, Anna Hoff and Catherine Kunzel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision without further argument.

218-51-BZ

APPLICANT—Seymour M. Litman, for Alex Litman, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—53-01 to 53-07 Edgemere avenue and 191 to 199 Beach 53rd street, southwest corner (Block 343, Lot 31), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 17, 1951, 10 A.M. for inspection and decision without further argument.

242-51-BZ

APPLICANT—A. H. Salkowitz, for Elsie Wolosoff, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a manufacturing use district, the erection and maintenance of a building with a lumber yard on unbuilt upon portion of lot.

PREMISES AFFECTED—68-90 to 68-96 Austin street, southwest corner of 69th avenue (Stafford avenue); (Block 3234, Lot 45), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz and William Blumberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision.

378-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Slifka and Aaron Simon, owners (Parking Associates Corp., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a retail and restricted retail use district, the parking and storage of more than five motor vehicles.

PERMISES AFFECTED—29-37 East 51st street and 477 Madison avenue, northeast corner (Block 1287, Lots 21, 22, 23, 24 and 25), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Waide L. Peters.

For Opposition: Edward L. Merrigan and Leonard H. Bernstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision without further argument.

927-22-BZ—Vol. IV

APPLICANT—O'Connell and McInerney, for Rogers Place Corp., owner (Topicana Club, lessee).

SUBJECT—Application reopened November 14, 1950—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use portion of a lot located in a residence and business use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—915 Westchester avenue, west side, 100 ft. north of Rogers place (Block 2698, part of Lot 79), Borough of The Bronx.

APPEARANCES—

For Applicant: Daniel J. O'Connell.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (927-22-BZ—Vol. IV)

WHEREAS, O'Connell and McInerney, for Rogers Place Corp., owner, Topicana Club, lessee, filed October 30, 1950 an application under section 7h of the zoning resolution, to permit in the residence use portion of a lot located in residence and business use districts, the parking and storage of motor vehicles affecting premises 915 Westchester avenue, west side, 100 ft. north of Rogers place (Block 2698, part of Lot 79), Borough of The Bronx; and

WHEREAS, this application was reopened as Vol. IV on November 14, 1950, subject to regular procedure, to consider a new proposal as to additional use; and

WHEREAS, a public hearing was held on this application on June 12, 1951, after due notice by publication in the Bulletin, and laid over to July 10, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Westchester avenue is in a business use, B area, Class 1½ height district; Rogers place and the site are in residence and business use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 9, 1951, acting on amendment to Alt. Applic. 710-50, reads:

"1. Proposed Parking and Storage of Motor Vehicles, within the Residence portion of a lot located partly in a Business and partly in a Residence Use District, is contrary to Article II, Section 3, Zoning Resolution.

NOTE: Location of fence and egress facilities violates Resolution of Board of Standards and Appeals Calendar No. 927-22-BZ amended and adopted February 5th, 1946."

and

MINUTES

WHEREAS, the applicant states that the premises consist of a plot, 97.94 feet frontage by 725 feet in depth, irregular, on which is located a one and three story building 97.94 feet by 150 feet in depth, for which certificate of occupancy 4809-48 (Alt. 1064-46) has been issued for cellar, factory and storage; 1st floor, factory, storage and stores; 2nd floor, factory and storage; 3rd floor, restaurant and cabaret; that at the present time the taxpayer immediately south of the entrance of the parking lot is being used as a repair shop for more than five motor vehicles in violation of the zoning resolution; that it is planned to use the taxpayer as a retail store for automobile parts if this petition is granted; that it is further proposed to use a portion of the plot, 175 feet by 80 feet, for the parking and storage of motor vehicles with the entrance from Rogers place; and

WHEREAS, the applicant contends that the dimensions of the proposed parking lot are 175 feet by 80 feet and do not include the legal courts required for the existing buildings; that the remainder of the vacant portion of the lot north of the retaining wall will be left in its present condition and will not be part of the parking lot; that the Stebbins avenue entrance will remain closed as at the present time, with an 8 foot high cyclone wire fence; that the entrance to the parking lot will be on Rogers place, 100 feet north of Westchester avenue, and that the proposed space is now graded to the grade of Rogers place; that adequate fencing, lighting and curbs will be provided and maintained as directed by the Board; that the traffic congestion now existing in this area will be reduced by granting this request and in addition, the safety of bus passengers and pedestrians will be materially enhanced; that although a parking lot now exists on the southeast corner of Westchester avenue and Rogers place, it is not adequate for the conditions that prevail; that no schools, churches, playgrounds or hospitals exist as impediments to the proposed use within 400 feet of the entrance to the proposed parking lot; that the lot is now being used to a limited extent by the residents of the neighborhood as a parking lot and that no fees have been collected for this; that the condition is simply one of harassed neighbors taking advantage of the lessee's good will; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h for a term of two years, to permit the premises as proposed and as indicated on plans filed with this application, marked "Received October 30, 1950" (2 sheets) and "May 9, 1951" (1 sheet), to be occupied for the parking and storage of motor vehicles, *on condition* that the premises shall be leveled and surfaced with steam cinders, clean gravel or other suitable material and treated with a binder and properly rolled; that where existing retaining walls do not occur, fences shall be erected as proposed and as indicated on such plans on all interior lot lines, including the lot lines where indicated of Lot 75 under the same ownership; that such paving shall also include the passage to Rogers place, as shown and that at the Rogers place curb line there may be a curb cut as proposed, not exceeding 20 feet in width; that during the term of this variance this portion of the premises shall be occupied for no other use and no buildings shall be erected thereon, except there may be erected a building not exceeding 100 sq. ft. and one story in height, which may be of frame, to be occupied solely as an office and shelter for the attendant, to be erected near the entrance; that no signs shall be maintained, except there may be a sign attached to the fence at the building line, which shall not exceed 25 sq. ft. in area, shall not extend beyond the building line and shall not be illuminated, advertising the parking and storage use, the rates charged and such information as may be required by the commissioner of licenses; that such portable

fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within three (3) months from the date of this resolution.

437-43-BZ—Vol. II

APPLICANT—Albert E. Wheeler, for Dorothy White, owner.

SUBJECT—Application reopened October 24, 1950—re Application (decision of the borough superintendent) under sections 7c and 21, of the zoning resolution, to permit in a residence use district, the change in occupancy from factory for a term of years (previously granted by the Board for ten years—expires October 5, 1953) to factory without limitation to a term of years.

PREMISES AFFECTED—421-429 West 54th street, north side, 300 ft. west of 9th avenue (Block 1064, Lots 16-18 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Albert E. Wheeler, Albert A. Raphael and Manya Weglarz.

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended to eliminate the term of years specified in the resolution adopted on October 5, 1943.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (437-43-BZ—Vol. II)

WHEREAS, Albert E. Wheeler, for Dorothy White, owner, filed October 5, 1950, an application under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from factory for a term of years (previously granted by the Board for ten years—expires October 5, 1953) to a factory, without limitation as to term of years, affecting premises 421-429 West 54th street, north side, 300 feet west of 9th avenue (Block 1064, Lots 16, 17 and 18), Borough of Manhattan; and

WHEREAS, this application was reopened as Vol. II on October 24, 1950, subject to the regular procedure; and

WHEREAS, a public hearing was held on this application on July 10, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 9th avenue is in a retail use, B area and Class 1½ height districts; West 54th street is in residence, retail and business use, B area and Class 1½ height districts; the site is in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 16, 1951, acting on amendment to Alt. Applic. 2214/50, reads:

"2. New C. of O. may not be issued without the approval of the Bd. of S. & A. See Board approval under Cal. No. 437-43-BZ Oct. 5, 1943. Bul. 41, Vol. 28 & extended under resolution of Dec. 17, 1944, Bul. 50, Vol. 29.

Use is contrary to Article II para. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 125 ft. front by 100 ft. 5 in. in depth, on which is located a building 125 ft. front by 90 ft. in depth, six stories 84 ft. in height of Class 1 construction, for which Certificate of Occupancy 30828/45 (Alt. 1804/44) has been issued for loading and factory on the 1st floor and factory on all other floors—fireproof building—sprinkler system approved 3/23/45—for a term of 10 years; that it is proposed to permit the factory use to continue without limitation as to a term of years; that the zoning was changed from unrestricted to residence use on November 13, 1936; and

WHEREAS, the applicant contends that the present owner,

MINUTES

Dorothy White, acquired the property on July 11, 1947 from a trustee in a reorganization proceeding; that prior to acquiring title, she obtained a specific search which did not disclose the nature of the certificate of occupancy; that Mrs. White acquired the building to continue the business of the Horni Signal Corporation, the former owner; that Mrs. White has continued such business under the name of White Tuning Corporation and occupies the basement, first and second floors of the easterly portion of the building, 75 foot wide, known as 421-425 West 54th street; that the westerly portion of the building is 50 foot wide and is known as 427-429 West 54th street; that other tenants occupy both the easterly and westerly portions of the building, under leases which have varying terms; that when Mrs. White acquired the building, it had already been converted from a garage to a factory under Alt. 1804/44; that this alteration involved the erection of various interior partitions and especially the changing of the freight elevator to passenger elevator; that other alterations were subsequently made by Mrs. White under Permits B.N. 887/49 and by the tenant on the 6th floor (Alt. 1800/50), which involved considerable expense; that the cost of reconverting the building to a garage, with building costs as they are, would be prohibitive and entirely beyond the financial means of Mrs. White; that such conversion, if made would lower the value of the property; that this particular building, 125 ft. by 90 ft. is not suitable for reconversion into a modern garage; that the modern trend of garages is towards larger areas and lower buildings in which ramps are used instead of large elevators; that attention is called to the fact that the block on West 54th street, between 9th and 10th avenues, although zoned for residential use, is predominantly business and manufacturing, more than 50% of the buildings being occupied as garages, factories, lofts or business buildings; that the old-law tenements in this block consist almost entirely of outmoded four-story multiple dwellings, and the building under consideration, which is substantially and a well-designed fireproof building, would be more in harmony with a residential neighborhood than a six-story garage; that the White Tuning Corporation is engaged in the manufacture of electronic equipment and has contracts from the U. S. Government for such equipment, in connection with the defense program; that Mrs. White has endeavored to sell the building to acquire capital to perform such contracts and others which she expects to receive from the Government; that although many prospective purchasers expressed interest, negotiations have failed as soon as the prospective purchasers were informed of the limited certificate of occupancy; that in one instance Mrs. White has been sued by a broker (Fenold v. White Tuning Corp., N. Y. County Clerk's Index #16072/50) when his client refused to purchase the building after he had learned of the limited certificate of occupancy; that this was in July of 1950 and it was Mrs. White's first intimation that the building was subject to a limited certificate of occupancy; that the effect of the present certificate of occupancy on these premises is to render the title to the property unmarketable and the property unusable.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 5, 1943, so that as amended this resolution shall read:

"... that the application be and it hereby is *granted* under Section 21 of the zoning resolution to permit the building to be occupied for factory purposes as proposed on condition ... and that other than as herein amended the resolution adopted October 5, 1943, shall be complied with; and a certificate of occupancy shall be obtained."

618-45-BZ

APPLICANT—Albert J. Appell, for Charlotte H. Appell, owner.

SUBJECT—Application reopened May 22, 1951—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in residence use district, the change of occupancy from club, bowling alleys, banquet hall, dwelling, to retail stores, offices and dwelling.

PREMISES AFFECTED—448 West 51st street, south side, 243 ft. 9 in. east of 10th avenue (Block 1060, Lot 154), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry C. Goebel.

For Opposition: Arthur A. Walsh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (618-45-BZ)

WHEREAS, this application under section 7e of the zoning resolution, for a term of five years, permitting in a residence use district the change of occupancy from club, bowling alleys, banquet hall, dwelling, etc., to retail stores, offices and dwelling, affecting premises 448 West 51st street, south side, 243 ft. 9 in. east of 10th avenue (Block 1060, Lot 154), Borough of Manhattan, was granted by the Board on March 12, 1946, on certain conditions; and

WHEREAS, the time to obtain permits and complete the work, was extended from time to time and last extended on June 15, 1948; and

WHEREAS, the applicant requested reopening of this application and an extension of the term of variance, which had expired by time limitation; and

WHEREAS, this application was reopened on May 22, 1951 and set for hearing June 26, 1951 at 10 A.M. waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on June 26, 1951, after due notice by publication in the Bulletin, and laid over to July 10, 1951, for applicant to obtain a new decision of the borough superintendent; and

WHEREAS, the decision of the borough superintendent, dated July 9, 1951, acting on Alt. Applic. 938-51, states;

"1. Proposal to continue use of bldg. for storage of theatrical equipment and offices in a Residence Use District should be referred to the Board of Stds. and Appeals."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 12, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... *granted* under section 7, subdivision e for a term of five (5) years from the date of this *amended* resolution, to permit ... that other than as herein amended the resolution adopted on March 13, 1946, shall be complied with in all respects and that a new certificate of occupancy shall be obtained (Alt. App. 979/45)."

417-50-BZ—Vol. II

APPLICANT—Francis Seaman, for Rebann Laundry Corp., owner.

SUBJECT—Application reopened February 6, 1951—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and manufacturing use district, the extension to existing wet wash laundry.

PREMISES AFFECTED—32-79 47th street, east side, 68.96 ft. north of 34th avenue (Block 723, Lots 8 and 83), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Francis Seaman and Nathan S. Folkman.

For Opposition: Charles F. Briegel, Sr., Ralph A. Capo, Sophie Briegel, Frances Metterle, G. Mahon and Jacob Friedrich.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (417-50-BZ—Vol. II)

WHEREAS, Francis Seaman for Rebann Laundry Corp., owner, filed January 22, 1951 an application under section 7c of the zoning resolution, to permit in residence and manufacturing use districts, the extension to an existing wet wash laundry (previously withdrawn by the Board for lot No. 8), affecting premises 32-79 47th street, east side, 68.96 feet north of 34th avenue (Block 723, Lots 8 and 83), Long Island City, Borough of Queens; and

WHEREAS, this application was reopened as Volume II on February 6, 1951, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on July 10, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 34th avenue is in manufacturing and unrestricted use, B area, class 1½ height districts; 47th street and the site are in residence and manufacturing use, B area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 27, 1950, acting on Alt. Applic. 2954-50, reads:

"1. The extension of a wet wash laundry located in a manufacturing and partly in a residential district is prohibited by Art. II, Sec. 3 & Sec. 4 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 84.03 feet frontage by 175.03 feet in depth (irregular), on which is located a building 84.03 front by 175.03 feet in depth, one story in height, of class 3 construction, presently occupied as a wet wash laundry, for which certificate of occupancy 31041-27 (N.B. 9619-24) has been issued; that it is proposed to construct a 14 feet by 92 feet one-story loading room on the southerly side of the building; that it is also proposed to construct a 29 feet, 6 inches by 54 feet second story on the 47th street front of the existing building; and

WHEREAS, the applicant contends that the laundry was built originally under N.B. 9619-24 and certificate of occupancy 31041-27 issued under date of July 7, 1927, also covers a second story which was never built; that at the time of the original construction, the use district zoning of the entire 47th street block was unrestricted; that information received from the City Planning Commission states that the 47th street zoning was changed to residential on March 13, 1925 and 48th street to residential on December 21, 1923, both extending north from a line 100 feet north of 34th avenue; that the zoning of 34th avenue was changed to manufacturing by amendment of May 26, 1949; that the premises contained in lots 8 and 83, block 723, measuring 84.03 feet by 175.03 feet, irregular, were entirely occupied, except for a 14 ft. by 147 ft. side yard on the south of lot 8, by a one-story wet wash laundry and a 16 ft. by 60 ft. vacant lot (83) and were acquired by the owner in 1946 and 1948; that their business has increased to the point of requiring additional building space for loading and handling which is now done at a disadvantage to themselves and the neighborhood and that additional office space is urgently needed; that the neighboring properties to the east, south and west are occupied by used car sales lots, gasoline service station, lunch wagon, sales rooms and similar businesses which would not suffer from the proposed alteration; that the second story office is in proximity with one side of a semi-detached dwelling; that no windows are planned on the lot line in this office; that in acquiring the property, the owners believed that the then existing unrestricted zoning of 34th avenue would permit them to build the loading room and they were not aware of the change to manufacturing classification until the alteration plan was objected to by the department of housing and buildings; that the office extension of the second story would not introduce any objectionable features affecting the neighborhood to the north; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c, to permit the proposed extension of the building and proposed extension of the open area to include the plot under the same ownership, No. 83, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the lot 83 and corresponding open space on lot 8 shall be paved and shall be occupied solely as an open area for the loading and unloading of laundry off the street and on the premises as indicated on plans filed with this application marked "Received January 22, 1951," 6 sheets; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

59-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Ken Isle, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline selling station, lubricatorium, car washing, motor vehicle repairs, sale of accessories and office.

PREMISES AFFECTED—18-01 to 18-09 Francis Lewis boulevard and 159-02 to 159-06 18th avenue, southeast corner and 18-01 to 18-10 160th street (Block 4748, Lot 35), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (59-51-BZ)

WHEREAS, Lama, Proskauer and Prober for Ken Isle, Inc., owner, filed January 24, 1951 an application under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline selling station, lubricatorium, car washing, motor vehicle repairs, sale of accessories and office, affecting premises 18-01 to 18-09 Francis Lewis boulevard and 159-02 to 159-06 18th avenue, southeast corner, and 18-01 to 18-10 160th street (Block 4748, Lot 35), Whitestone, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 12, 1951, after due notice by publication in the Bulletin, and laid over to July 10, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 160th street is in a residence use, D area, class 1 height district; 18th avenue is in a residence use, D area, class 1 height district; Francis Lewis boulevard and the site are in a residence use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 5, 1951, acting on N.B. Applic. 9706-50, reads:

"1. The proposed erection of a gasoline service station, lubricatorium, minor repairs, car washing, office and sales on a lot which is located in a Residence use district is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 97.45 feet frontage by 62.62 feet in depth (tri-

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angular), presently vacant; that it is proposed to develop the site with a modern gasoline service station consisting of six buried 550-gallon each gasoline storage tanks and three approved type gasoline pumps; that an accessory building, of class 3 construction, having a frontage of 43 feet 5 inches and a depth of 27 feet, 8 inches will be constructed and will be in accord with any future development that may take place in the area; that the building will contain the conjunctive uses of office and sales, lubritorium, minor auto repairs and car washing; and

WHEREAS, the applicant contends that Francis Lewis boulevard is a very heavily trafficked auto lane leading north and south across Queens and therefore the proposed service station is entirely in keeping at this point; that the site is triangular in shape and completely isolated and would not be feasible for a dwelling; that there are no other gasoline stations in the area and the proposed one is a required service at this point; that block 4747, lots 31 and 22, block 4748, lot 22 is also owned by the owner of the proposed station and is the property most affected by this application; that the entire area is now vacant and the site cannot be developed with any other use; and

WHEREAS, the applicant verbally amended the basis of his application to include section 21 of the zoning resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board deemed that there was no jurisdiction for the exercise of discretion to grant a variance under section 7, subdivision e of the zoning resolution and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution on the basis of unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 9706/50, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

100-51-BZ

APPLICANT—Kitzler and Nurick, for Minna S. Schwartz and Simon Rappaport, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs and office, and to permit the parking of motor vehicles waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—7502-7516 New Utrecht avenue and 1624-1630 Bay Ridge parkway, southwest corner (Block 6225, part of Lot 17), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick and Irving Schwartz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (100-51-BZ)

WHEREAS, Kitzler and Nurick, for Minna S. Schwartz and Simon Rappaport, owners, filed February 9, 1951, an application under sections 7f, 7i and 7h of the zoning resolution, to permit in the business use portion of the lot located in residence and business use districts, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs and office; and to permit

the parking of motor vehicles waiting to be serviced, for a term of fifteen (15) years, affecting premises 7502 to 7516 New Utrecht avenue and 1624 to 1630 Bay Ridge parkway, southwest corner (Block 6225, part of Lot 17), Borough of Brooklyn; and

WHEREAS, a public hearing was held on June 5, 1951, after due notice by publication in the Bulletin, laid over to July 3, 1951, for inspection and decision without further argument, and then laid over to July 10, 1951, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that Bay Ridge parkway and New Utrecht avenue are in a business use, C area and Class 1 height district; 76th street and the site are in residence and business use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 24, 1951, acting on N.B. Applic. 54-51, reads:

"1. On a lot partly in a business use district and partly in a residence use district, the proposed use of a portion of the lot which is wholly within a business district for gasoline selling station, auto laundry, lubritorium and office, minor auto repairs, hand tools only, parking of cars awaiting service is contrary to Art. II, Sec. 4(a) Subdiv. 29 Para. 46 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 222 ft. 8½ in. front by 68 ft. 6¾ in. in depth, irregular, presently vacant except for billboards; that it is proposed to erect a building 92 ft. front by 30 ft. in depth, irregular, one story, 16 ft. in height, of Class 3 construction, to be used in conjunction with the proposed gasoline service station as lubritorium, auto laundry and for motor vehicle repairs and office; that it is proposed to install four 550-gallon gasoline tanks, 4 dispensing pumps and four curb cuts; and

WHEREAS, the applicant contends that New Utrecht avenue is a busy vehicular thoroughfare leading north and south, intersecting a great many important highways; that it has an elevated structure, making the street undesirable for store or dwelling development; that the former owners of this property were unable to pay the taxes and the plot had to be sold at a tax sale; that there is now a gas service station at the northeast corner of New Utrecht avenue and 74th street and there are a great many stores vacant on the opposite side of the street; that many of the stores are occupied for manufacturing; that the southerly portion of the plot, under the same ownership, is to be used as a parking lot for more than five motor vehicles and application alteration 4223-50 for the use of this property as a parking lot, has been approved in the Department of Housing and Buildings; that it is proposed to separate the parking lot from the proposed gasoline station by means of a 4 ft. woven wire fence; that a 5 ft. space at the rear of the buildings will be provided for foliage and trees to protect the adjoining property; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant under section 7, subdivisions f, i and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 54/51, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

105-51-BZ

APPLICANT—Jacob Lubroth and Son, for Samuel and Sarah Maurer, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—2948-2950 West 30th street, west side, 380 ft. south of Mermaid avenue (Block 7050, Lot 28), Borough of Brooklyn.

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APPEARANCES—

For Applicant: Jacob Lubroth.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (105-51-BZ)

WHEREAS, Jacob Lubroth, for Samuel and Sarah Maurer, owners, filed February 15, 1951, an application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of five years, affecting premises 2948-2950 West 30th street, west side, 380 ft. south of Mermaid avenue (Block 7050, Lot 28), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on June 12, 1951, after due notice by publication in the Bulletin, and laid over to July 10, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Mermaid avenue is in a business use, C area and Class 1 height district; West 30th street is in residence and business use, C area and Class 1 height districts; the site is in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 29, 1951, acting on Alt. Applic. 4721/50, reads:

"1. Parking & storage of motor vehicles in a residence use district is contrary to Art. II, sect. 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 40 ft. front by 118 ft. 9¾ in. in depth, presently vacant, for which Certificate of Occupancy #64431/31 was issued for not more than five motor vehicles; that it is proposed to use the vacant lot for the parking and storage of motor vehicles of the pleasure type; and

WHEREAS, the applicant contends that the street upon which this plot is located has been changed from a business to a residence use district on September 25, 1931; that the plot has been licensed as a parking plot for more than five motor vehicles by the Department of Licenses since the Local Law, with reference to parking lots, came into effect in 1947, under License #1160, issued Sept. 29, 1947; that this license was subsequently renewed in 1948, 1949 and in 1950, the Department of Licenses refused to renew the license unless a certificate of occupancy is first procured from the Dept. of Housing and Buildings; that an application was made to that department for such certificate, but was denied; that there are a number of apartment houses in this street with some tenants having pleasure cars, who will greatly benefit by providing a legal parking place to keep their cars off the streets; that there is also a great demand and necessity for off-street parking in Coney Island especially during the summer months; that the owner pays taxes on the assessed valuation of \$5000. for this plot and due to present conditions in the building industry, the plot is sure to remain vacant for a number of years and will provide no other source of income; that there will be no servicing of cars or other nonconforming uses conducted on the premises and the owner will comply with all rules and regulations of all departments as well as other precautions as may be deemed in the opinion of the Board necessary to impose; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted that the premises are now used for parking under a certificate of occupancy issued by the department of housing and buildings for parking not more than five cars; the committee recommended that this application should be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate and

case in which to exercise its discretion to grant a variance under section 7, subdivision h of the zoning resolution;

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure car type only for a term of two years, *on condition* that the premises shall be leveled substantially to the grade of West 30th street, shall be surfaced with steam cinders, clean gravel or other suitable material, properly rolled and treated with a binder; that on all interior lot lines where walls of adjoining buildings do not occur there shall be erected substantial wooden fences and along the building line of West 30th street there shall be erected a woven wire fence not less than 5 ft. 6 in. in height with no openings therein except one for entrance and egress not exceeding 15 ft. in width and with a curb cut opposite of similar width; that during the term of this variance the premises shall be occupied for no other use and shall not be used for dressing or undressing by occupants of the cars, but solely for the parking and storage herein permitted; that no buildings shall be erected on the premises; and that all permits required shall be obtained and all work completed within three months from the date of this resolution and that a certificate of occupancy shall be obtained.

149-51-BZ

APPLICANT—Ferdinand Savignano, for Seymour Shevack, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection of a structure to combine the existing front and rear buildings using more than the area permitted.

PREMISES AFFECTED—8672 18th avenue, west side, 100 ft. north of Benson avenue (Block 6368, Lot 58), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Capano.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (149-51-BZ)

WHEREAS, Ferdinand Savignano, for Seymour Shevack, owner, filed March 2, 1951 an application under section 21 of the zoning resolution, to permit in a business use, C area district, the erection of a structure to combine the existing front and rear buildings, using more than the area permitted, affecting premises 8672 18th avenue, west side, 100 feet north of Benson avenue (Block 6368, Lot 58), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on July 10, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Benson avenue is in residence and business use, C area, class 1 height districts; 18th avenue is in business and unrestricted use, C area, class 1 height districts; the site is in a business use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 16, 1951, acting on Alt. Applic. 140-51, reads:

"1. Proposed extension combining front & rear bldgs. is in excess of area permitted in a "C" district & violates Art. 4, Sect. 13b of the zoning resolution."

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WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage, by 96 feet, 8 inches in depth, on which are located two buildings, the front one 25 feet by 40 feet in depth, and the second, on the rear lot line, 25 feet by 20 feet; that the building at the front is three stories in height and the one located at the rear is one story, 13 feet in height, both of class 3 construction, for which certificate of occupancy 43982-27 has been issued for glass storage; that it is proposed to build an extension to cover the remaining unoccupied area, one story, 13 feet in height, of class 3 construction; and

WHEREAS, the applicant contends that in 1924 plans were filed and approved for an extension to cover the entire lot but that the owner never exercised the privilege; that this particular section of 18th avenue on which the property fronts is between 86th street and Benson avenue; that one side is unrestricted with many 100% coverages backing up on the BMT right-of-way, and on the same side with the premises, which is a C area district, there are also many examples of 100% coverage; that the adjoining premises, 8668 18th avenue (Block 6368, Lot 57), is almost entirely occupied by a one and two-story building extending 92 feet, 8 inches in depth with a 4 foot yard, also block 6368, lot 55, which has a 50 foot frontage, is entirely occupied, and similarly lot 6368, lot 39, which has a 75 foot frontage is entirely occupied; that at this time the owner also requires this coverage as his present quarters are inadequate and he would like to improve them by unifying the two structures into one on the 1st floor, which is more satisfactory for his business; that it is also proposed to install a new store front of glass and metal to improve the appearance of the building; and

WHEREAS, the zone designation has been unchanged since July 25, 1916; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 thereof, as to area, to permit the construction of addition to the building as proposed between the present front building and the present rear building on the lot, substantially as indicated on plans filed with this application marked "Received March 2, 1951," 4 sheets, and "June 25, 1951," 1 sheet, *on condition* that the building shall not be further increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution; that a certificate of occupancy shall be obtained.

280-51-BZ

APPLICANT—Joseph B. Klein, for Holldale Property Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, laundry, lubritorium, sale of auto accessories, motor vehicle repairs and office, and the parking of more than five motor vehicles waiting to be serviced; and to permit the erection and maintenance of seventy one-car garages.

PREMISES AFFECTED—2030 Bronxdale avenue, north west corner of Antin place (Block 4285, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Klein.

For Opposition: Irving A. Isaacs and Irving Castle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (280-51-BZ)

WHEREAS, Joseph B. Klein, for Holldale Property Corp., owner, filed April 5, 1951 an application under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, sale of auto accessories, motor vehicle repairs and office, and the parking of more than five motor vehicles waiting to be serviced; and to permit the erection and maintenance of 70 one-car garages, affecting premises 2030 Bronxdale avenue, northwest corner of Antin place (Block 4285, Lot 1), Borough of the Bronx; and

WHEREAS, a public hearing was held on this application on June 12, 1951, after due notice by publication in the Bulletin, and laid over to July 10, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Antin place is in business and unrestricted use, B and C area, class 1¼ height districts; Bronxdale avenue, Holland avenue and the site are in residence and business use, B and C area and class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 15, 1951, acting on N.B. Applic. 181-51, reads:

"1. Erection of a Gasoline Service Station, Auto Laundry, Minor Repairs, Lubritorium, Sale of Auto Accessories, and Parking of more than five (5) Cars waiting to be Serviced, is contrary to Section 4(15) of Article II of the Zoning Resolution, and is, therefore, DENIED."

and

WHEREAS, the decision of the borough superintendent, dated March 15, 1951, acting on amendment to N.B. Applic. 181-51, reads:

"1. No garages are permitted in a Residence District, unless same are accessory to a dwelling, as required by Section 3(9) of Article II of the Zoning Resolution.

2. Erection of garages for more than five (5) motor vehicles is contrary to Section 4(15) of Article II of the Zoning Resolution, and therefore, DENIED."

and

WHEREAS, the applicant states that the premises consist of a plot, 87.89, 46.18 and 292.03 feet frontage by 100 feet in depth, irregular, presently vacant; that it is proposed to erect a modern one-story masonry gasoline service station entirely within the business use district portion of the lot having a frontage of 59 feet, 7¾ inches and a depth of 31 feet, ½ inch; that the proposed gasoline station will house the office, auto accessory sales, auto laundry, lubritorium, minor auto repairing with hand tools and boiler room; that two pump islands of three approved type pumps each will be installed, as well as six 550-gallon approved type gasoline storage tanks, and one 550-gallon refuse oil tank; that one 30-foot drop curb is proper for Bronxdale avenue and one 30-foot drop curb for Antin place; that the station area will be paved with concrete or tarvia and there will be parking space for cars waiting to be serviced; that landscaping, and brick and picket fences are proposed on the borders of the property so as to provide a permanent buffer and proper protection for the adjoining property owners; that it is further proposed to erect residential type masonry garages for 70 cars on that portion of the lot located partly in the business use district and partly in the residence use district; and

WHEREAS, the applicant contends that all of the existing apartment buildings located in this area are not provided with garages as the law now requires and therefore the erection of these garages will be an asset to the neighborhood and will facilitate the removal of cars which are parked on the

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street all day and night; that Bronxdale avenue is a heavily trafficked artery of auto traffic and a modern service station will be entirely in keeping at this location; that the erection of these one-story structures will in effect protect the light and ventilation of the adjoining properties inasmuch as there is no restriction against the erection of taller buildings; that the granting of this variance would result in the City of New York receiving more revenue from the property as a result of the increased tax value of the premises; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision f of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of fifteen (15) years, to permit the premises to be occupied substantially as proposed and as indicated on plans filed with this application marked "Received April 5, 1951" (1 sheet) and "May 20, 1951" (2 sheets), *on condition* that all existing uses on the premises shall be removed and the plot shall be leveled substantially to the grade of the surrounding streets and the plot developed for private garages and gasoline service station, substantially as proposed on such plans; that complete working drawings shall be submitted to the Board within three months from the date of this resolution for further consideration and for imposition of additional conditions; that such plans shall show the premises adapted to the grade of the streets; that a solid wall shall be provided as proposed at the rear between the groups of garages; that a woven wire fence shall be erected at the street line, fitted with gates, which shall normally be kept closed except when cars are entering or leaving the premises; that upon receipt of such working drawings, consideration will also be given to additional accessory uses in conjunction with the gasoline service station under sections 7e, 7i and 7h as these sections may apply; that the plans shall also show that the garages are constructed of face brick on the elevations facing Holland avenue; that after such plans have been submitted and approved all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

327-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Larrybette Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2798-2826 East 29th street, west side, 79 ft. 6 $\frac{7}{8}$ in. north of Emmons avenue (Block 7501, Lot 49), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (327-51-BZ)

WHEREAS, Lama, Proskauer and Prober, for Larrybette Corporation, owner, filed May 8, 1951, an application under section 7h of the zoning resolution, to permit in residence and business use districts the parking and storage of motor vehicles affecting premises 2798 to 2826 29th street, west

side, 79 ft. 6 $\frac{7}{8}$ in. north of Emmons avenue (Block 7501, Lot 49), Borough of Brooklyn; and

WHEREAS, a public hearing was held on June 12, 1951, after due notice by publication in the Bulletin, and laid over to July 10, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Emmons avenue, East 29th street and the site are in residence and business use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 30, 1951, acting on Alt. Applic. 1336-51, reads:

"1. Parking and storage of motor vehicles, partly in a business use and partly in a residence use district is contrary to Art. II, Sect. 3 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 235 ft. 10 $\frac{7}{8}$ in. front by 292 ft. in depth, irregular, presently vacant; that it is proposed to use the site for the parking and storage of motor vehicles and a 10 ft. by 10 ft. frame office as a shelter for the attendant; that the property referred to is presently zoned as a Class 1 height, D area district; that the portion of the property within 100 ft. of Emmons avenue is zoned as a business use district and the remainder is in a residence use district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that the parking situation in the city is acute and the same applies to this area, said proposed use will help remedy this situation; that there are many boat clubs and yards in the area and the summer parking problem is extreme; that the parking is legal in that portion of the lot in the business area and it is proposed to extend this use to the entire lot; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7 subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h for a term of two years, to permit the premises to be occupied for the parking and storage of motor vehicles substantially as proposed and as indicated on plans filed with this application, marked "Received May 8, 1951" (3 sheets), *on condition* that the plot shall be leveled substantially to the grade of the surrounding streets and shall be leveled and surfaced with steam cinders, clean gravel or other suitable material and treated with a binder and properly rolled; that there shall be erected on the interior and street building lines a woven wire fence of the chain link type not less than 5 ft. 6 in. in height with no openings therein except two openings for entrance and egress to East 29th street, located substantially where shown; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon, except there may be a building not over 100 sq. ft. in area and one story in height, located near the entrance, which may be of frame, for occupancy only as shelter and office for the attendant; that the sidewalks and curbing in front of the premises shall be repaired or restored to the satisfaction of the borough president; that no sign shall be erected, except one attached to the fence near the entrance, not extending beyond the building line and not illuminated, advertising only the parking and storage use, the rates charged and such information as may be required by the commissioner of licenses; that such sign shall not exceed 25 sq. ft. in area; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that the premises shall be used solely for the parking and storage of cars as proposed and not for dressing or undressing by the occupants of same; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

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APPEALS FROM ADMINISTRATIVE DECISIONS

62-51-A

APPLICANT—New York Dugan Brothers, Inc., owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—98-01 to 98-22 222nd street and 222-01 to 222-45 99th avenue, northeast corner and 222-02 to 222-44 98th avenue (Block 10806, Lots 1 and 6), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to July 17, 1951, 10 A.M. to permit the applicant to file legible plans and for examination by the Engineering Division.

183-51-A

APPLICANT—Siegfried F. Dankenbring, for N. Y. Dugan Brothers, Inc., owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—222-15 99th avenue (also known as 222-18 98th avenue, middle building), north side, 100 ft. 6 in. east of 222nd street (Block 10806—formerly 1736, Lot 6), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to July 17, 1951, 10 A.M. to permit the applicant to file legible plans and for examination by the Engineering Division.

190-51-A

APPLICANT—Maxfield Blaueux, for Empire Chevrolet, Inc., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1-19 Remsen avenue and 944-954 East New York avenue, southeast corner (Block 4593, Lot 110), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gilbert Lazerus, Maxfield Blaueux and Milton Kaufman.

For Opposition: Sylvia Schulte, Leon Komito, Ruth Heller, Jean Lew, John Homnick and Maurice Schulte.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for applicant to file revised plans.

216-51-A

APPLICANT—Vito P. Battista, for Murray Roth, owner (Joseph Ragusa, lessee).
SUBJECT—Appeal from a decision of the borough superintendent (under section 35 of the General City Law re bed of mapped street—79th street).

PREMISES AFFECTED—78-09 57th avenue, north side, 54.34 ft. west of 79th street (Block 2805, Lot 89), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Vito P. Battista and Joseph Ragusa.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision without further argument.

297-51-A

APPLICANT—H. R. Ritter Trucking Co., owner.
SUBJECT—Transportation of propane in tank truck in

New York City (capacity of tanks not in conformity with fire department specifications).

APPEARANCES—

For Applicant: None.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to July 17, 1951, 10 A.M., at request of applicant.

373-51-A

APPLICANT—Lama, Proskauer and Prober, for George E. Kriegler, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1583 Pitkin avenue, north side, 80 ft. east of Herzl street (Block 3495, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and George Kriegler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 17, 1951, 10 A.M. for inspection; applicant to file revised plans.

932-50-A

APPLICANT—The F. & N. Schaefer Brewing Co., owner.
SUBJECT—Appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—440-456 Kent avenue, west side, 240 ft. south of South 8th street (Block 2134, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Fred Ophuls and Edwin Felten.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (932-50-A)

WHEREAS, the F. & M. Shaefer Brewing Company, owner, filed December 12, 1950, an appeal from an order and decision of the fire commissioner affecting 440-456 Kent avenue, west side, 240 ft. south of South 8th street, (Block 2134, Lot 1), Borough of Brooklyn; and

WHEREAS, Order #26828-LC issued by the Fire Commissioner October 16, 1950, and repeated in a decision of the Fire Commissioner dated November 13, 1950, reads:

"An inspection of your refrigerating system located at above premises, shows the following must be done to have the system conform with Fire Department regulations:

1. Discontinue direct method of refrigeration where such installation is contrary to Section C19-98.0-b, Administrative Code. (This refers to 8,000 pound NH₃ system on premises)."

and

WHEREAS, the applicant states that the buildings in question consist of a series of buildings fronting 238 ft. 6½ in. on Kent avenue and comprising Stock House E. 9 stories in height; Stock House D, 8 stories in height; Stock House C, and power plant, wash house, 3 stories in height; wash house addition, 3 stories in height. Keg storage building, 2 stories and basement in height; stockhouse F, stockhouse B malthouse, brewhouse and stockhouse A, as indicated in Drawing #1 filed with this appeal, marked "Received June 28, 1951"; and

WHEREAS, the applicant contends that the Fire Commissioner's Order is based on Section C19-98.0B of the Administrative Code, which section provides that the direct method of refrigeration may be installed in buildings used exclusively for refrigerating purposes; that the brewery cellars are actually cold storage houses in which the handling of the beer

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could be likened to the handling of goods in and out of cooler and freezer rooms of cold storage houses; that the occupants are not constantly in these rooms but only when the process requires a change in the handling of the beer.

Resolved, that the decision of the fire commissioner dated November 30, 1951, acting on Order 26828-LC, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the refrigerating system shall be maintained to the satisfaction of the fire commissioner; that adequate ventilation shall be maintained in accordance with the requirements; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the requirements of the Administrative Code as to refrigeration.

Adjourned: 1:15 P.M.

Joseph J. Doyle, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JULY 10, 1951, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

257-39-SM—Vol. II

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Application reopened March 1, 1949—USG Metal Lath and Lathing Accessories as follows: USG Color-Rite Diamond Mesh Lath; USG Color-Rite 4-Mesh Z Riblath; USG B-V Riblath, USG Resilient Clips Nos. 100, 200, 300, 400 and 500; USG $\frac{3}{8}$ " Riblath; USG $\frac{3}{4}$ " Riblath; USG Sheet-lath; USG 4A, 1A, 2A, 12A, 5A, 10A, 14A Corner Beads; USG 9A Corner Bead Clips; USG 3A, 6A and 7A Base Screeds, USG 8A Picture Mould; USG Cornerite; USG Striplath; USG Nos. 4 and 6 Metal Casings; USG Ceiling Runner and Attachment Clips; USG Wall Ties (corrugated); USG Attachment Clips; USG Hanger Wire; USG Tie Wire; USG Cold Rolled Channels, $\frac{3}{4}$ " and $1\frac{1}{2}$ "; USG Expanded Metal Stucco Mesh; (USG Metal Base System for Solid Metal lath, Rocklath, and plaster, Pyrobar or 2" solid sheetrock laminated partitions).

APPEARANCES—

For Applicant: W. W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (257-39-SM—Vol. II)

REPORT OF COMMITTEE ON TEST

Re: Cal. 257-39-SM—Vol. II

May 21, 1951

Subject: Amendment of Resolution as to Additional U.S.G. Metal Lath and Accessories and Change of Name from United States Gypsum Red Top Metal Lath and Accessories to U.S.G. Metal Lath and Accessories.

The United States Gypsum Company requested by letter dated December 1, 1948 that the resolution adopted October 8, 1940 under Cal. 257-39-SM—Vol. I be amended so as to include additional United States Gypsum Metal Lath and Accessories and to change of name from United States Gypsum Red Top Metal Lath and Accessories to U.S.G.

Metal Lath and Accessories. The case was reopened as 257-39-SM—Vol. II, by a vote of the Board on March 1, 1949.

Purpose

The metal lath and metal lathing accessories are used as a base for gypsum, lime and cement plaster in ceilings, partitions and wall furring.

Description

All the metal lath and metal lath accessories are made from copper bearing steel, in order to resist corrosion; galvanized steel may also be used.

The U. S. Gypsum color-rite metal lath is identified by metal tags bearing the manufacturers name, the weight and type of lath and in addition the ends of the bundles and approximately 1" of the face is painted identifying colors according to the code for types and weight. It is furnished in the following types and weights.

Type	Weight
USG Color Rite Diamond Mesh	2.5 lbs./sq. yd.
USG Color Rite Diamond Mesh	3.4 lbs./sq. yd.
USG Color Rite Galvanized Diamond Mesh	3.4 lbs./sq. yd.
USG Color Tie $\frac{3}{8}$ " Riblath	3.4 lbs./sq. yd.
USG Color Rite $\frac{3}{8}$ " Riblath	4.0 lbs./sq. yd.
USG Color Rite 4 Mesh "Z" Riblath ...	2.75 lbs./sq. yd.
USG Color Rite Mesh Riblath	3.4 lbs./sq. yd.
USG $\frac{3}{4}$ " Riblath	.60 lbs./sq. ft.
USG Riblath	.75 lbs./sq. ft.
USG Burial Vault Lath	2.5 and 3.4 lbs./sq. yd.
USG Expanded Metal Stucco Mesh	1.8 and 3.6 lbs./sq. yd.
USG Sheet Lath	4.5 lbs./sq. yd.
USG Cornerite angles 2" x 2" or 3" x 3" made of Diamond mesh....	2.5 lbs./sq. yd.
USG Selv Edge Cornerite	2.5 lbs./sq. yd.
USG Striplath—flat strips 3" and up....	2.5 lbs./sq. yd.
USG Cold Rolled Channels— $\frac{3}{4}$ "	.3 lbs./ft.
USG Cold Rolled Channels— $1\frac{1}{2}$ "	.475 lbs./ft.
USG Galvanized Hanger Wire	8 gauge
USG Dead Soft Annealed Tie Wire ...	16 and 18 gauge
USG Corner Beads—Galvanized are made of 26 gauge metal in the following styles.	
No. 1A— $\frac{1}{8}$ " Bead—Flexible Expansion Wings	25 $\frac{1}{8}$ " wide
2A— $\frac{1}{8}$ " Bead—Rigid Scalloped Flange....	13 $\frac{1}{4}$ " wide
4A— $\frac{1}{8}$ " Bead—Flexible Perforated Flange	1 $\frac{1}{2}$ " wide
5A— $\frac{3}{4}$ " Bull Nose—Short Flange	
10A— $\frac{3}{4}$ " Bull Nose—Expansion Flange....	2 $\frac{1}{2}$ " wide
12A— $\frac{1}{8}$ " Bead—Punched Flange	2 $\frac{1}{2}$ " wide
14A— $\frac{3}{4}$ " Bull Nose—Punched Flange ..	2 $\frac{1}{2}$ " wide
80A— $1\frac{1}{2}$ " Bull Nose—Expanded Flange....	2 $\frac{1}{2}$ " wide
90A—2" Bull Nose—Expanded Flange....	2 $\frac{1}{2}$ " wide

USG 9A Corner Bead Clips 3" long for use in securing short flange corner beads.

USG Base Screeds—Galvanized, are made of 26 gauge metal in the following styles.

3A— $\frac{1}{2}$ " Ground—Expanded Flange 45 $\frac{1}{8}$ " overall || 6A— $\frac{1}{2}$ " Ground—Rigid Punched Flange.... | 13 $\frac{1}{4}$ " overall |
| 7A— $\frac{1}{2}$ " Ground—Curved Point Flange.... | 1 $\frac{1}{4}$ " overall |
| All $\frac{1}{2}$ " ground base screeds can be job shunned for $\frac{3}{4}$ " grounds. | |

USG 8A concealed picture mould—26 gauge galvanized steel—2 $\frac{1}{4}$ " overall.

USG Metal casing for doors and windows—24 gauge galvanized steel— $\frac{1}{2}$ " or $\frac{3}{4}$ " grounds in the following styles

No. 4—Quarter Round—Expanded Flange

138—Quarter Round—Short Flange

6—O.G. Edge

60 Semi Square

66 Square with returns.

USG Ceiling Runners and Accessories.

USG "Z" type steel angle for aligning channel studs in metal lath partition and $\frac{5}{8}$ " x $2\frac{1}{2}$ " angle of 24 gauge steel

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with the long leg horizontally slotted for Rocklath furring and partitions.

USG Hairpin Ceiling Runner Clips—13 ga. wire

USG Corrugated Metal Wall Tire—7" long x $\frac{3}{4}$ " wide

USG attachment clips, for securing metal lath to steel joists. USG Flush Type metal base, single or double base 18 gauge $2\frac{1}{2}$ " high, with single base, double base or wall furring clips.

USG Partition terminal for 2" and $2\frac{1}{4}$ " partitions with flanged wings to attach to partitions.

USG Bracing Clip Wire, for securing temporary bracing to long length rocklath partitions.

USG Metal Arches of galvanized sheet metal, perforated; combining plaster base, corner beads and plaster grounds. These arches are prefabricated and are of the following model or style numbers.

No. 11—True Circle	10" Radius
No. 22—True Circle	$15\frac{3}{4}$ " Radius
No. 33—Gothic Arch	2' — $7\frac{1}{2}$ " Opening
No. 44—Gothic Arch	4' — $1\frac{1}{2}$ " Opening
No. 36—Elliptical Arch	3' — $1\frac{1}{2}$ " Opening
No. 55—Elliptical Arch	5' — $1\frac{1}{2}$ " Opening
No. 66—Elliptical Arch	5' — $10\frac{1}{2}$ " Opening

Inspection and Test

The materials, described above were inspected and checked by J. A. Darts, Engineering Division, Committee on Test and W. W. Bainbridge, representing the applicant. The materials were found to comply with the description as to weight, gauge, finish and manufacture.

More complete description and cuts are in the applicants literature, which are on file with and are part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted October 8, 1940 under Cal. 257-39-SM—Vol. I be amended as to change of name of United States Gypsum Company's "Red Top" Metal Lath and Metal Lath Accessories to United States Gypsum Company USG Metal Lath and Metal Lath Accessories. The Committee further recommends that the resolution adopted October 8, 1940 under Cal. 257-39-SM—Vol. I be amended to include the additional type of USG Metal lath and accessories, as herein described, on conditions that the requirements of the resolution adopted October 8, 1940 under Cal. 257-39-SM—Vol. I be amended to include the additional type of USG Metal lath and accessories, as herein described, on condition that the requirements of the resolution adopted October 8, 1940 under Cal. No. 257-39-SM—Vol. I are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of October 8, 1940 and July 1, 1941 in accordance with the above report.

333-39-SM—Vol. II

APPLICANT—Joseph Platzker, for DeYorgi Bros., Inc., owner-manufacturer.

SUBJECT—Application reopened March 6, 1951—re Double V Cinder Block (cinder concrete construction), sizes 4x8x18, 8x8x18, 12x8x16, 6x8x18, 10x8x16, 12x8x18 and 8x9x18 (previously approved DeYorgi Bros. Concrete Blocks).

APPEARANCES—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (333-39-SM—Vol. II)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 20, 1951

Re: Cal. 333-39-SM—Vol. II

Subject: Amendment to resolution to include additional sizes of cinder blocks.

Joseph Platzker, for De Yorgi Bros., Inc., filed February 16, 1951, an application with the Board of Standards and Appeals for approval of their hollow and solid load bearing cinder masonry units under the provisions of the Masonry Rules of the Board. The original application, Cal. 339-39-SM, was reopened, by a vote of the Board March 6, 1951 to include the additional sizes.

Purpose

The cinder blocks are to be used in accordance with the Masonry Rules of the Board.

Description

The masonry units, submitted for approval, are manufactured at the applicant's plant located at 750 Edgewater Road, New York. The units are molded in a Bessar Vibrapac Machine, into which the materials are fed from a 50 cu. ft. Besser mixer. The mix consists of 2500 lbs. of cinders, 500 lbs. of sand and 376 lbs. of approved hi-early portland cement. The aggregates are dry mixed for four minutes and then the computed water, a total of 30 gallons, is added and the mixing continues for an additional four minutes. The blocks are steam cured in the kilns and then stored for air curing.

Inspection and Test

The plant of the applicant was inspected March 26, 1951. Present at the inspection were J. A. Darts, Engineering Division, Committee on Test and J. Platzker and S. D. Yorgi, representing the applicant. Sample blocks were identified and marked and subjected to compression and absorption tests, as required under the Masonry Rules, at Manhattan College.

Results were as follows:

Partition Blocks—Cinder

- 4" x 8" x 18" Hollow
Average Compressive Strength—5 blocks = 1342 p.s.i.
Absorption (lbs. per cu. ft.) = 9.02
- 6" x 8" x 18" Hollow
Average Compressive Strength—5 blocks = 383 p.s.i.
Absorption (lbs. per cu. ft.) = 12.6

Solid Cinder

- 8" x 8" x 18"
Average Compressive Strength—5 blocks = 2071 p.s.i.
Absorption (lbs. per cu. ft.) = 8.1
- 4" x 8" x 18"
Average Compressive Strength—5 blocks = 1982 p.s.i.
Absorption (lbs. per cu. ft.) = 10.2

Hollow Cinder

- 8" x 8" x 18"
Average Compressive Strength—5 blocks = 1287 p.s.i.
Absorption (lbs. per cu. ft.) = 10.9
- 10" x 8" x 18"
Average Compressive Strength—5 blocks = 1287 p.s.i.
Absorption (lbs. per cu. ft.) = 7.2
- 12" x 8" x 18"
Average Compressive Strength—5 blocks = 1021 p.s.i.
Absorption (lbs. per cu. ft.) = 10.4

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4. 12" x 8" x 16"
Average Compressive Strength—5 blocks = 1237 p.s.i.
Absorption (lbs. per cu. ft.) = 8.6

Header Blocks—Hollow Center

1. 6" x 9" x 18"
Average Compressive Strength—5 blocks = 854 p.s.i.
Absorption (lbs. per cu. ft.) = 8.0
2. 8" x 8" x 18"
Average Compressive Strength—5 blocks = 995 p.s.i.
Absorption (lbs. per cu. ft.) = 11.6
3. 8" x 9" x 18"
Average Compressive Strength—5 blocks = 1030 p.s.i.
Absorption (lbs. per cu. ft.) = 6.5

Recommendation

On the basis of the inspection and test, and the data filed by the applicant, the Committee on Test recommends that the resolution, adopted July 21, 1942 under Cal. 333-39-SM, granting approval to the blocks, manufactured by De Yorgi Bros., Inc., at their Commerce Avenue, Bronx, New York plant, in the following sizes 8" x 8" x 18" and 8" x 10" x 16" hollow concrete (not permitted to be used in place exposed to weather or soil) and the 8" x 12" x 16" hollow concrete and 8" x 12" x 16" solid; be amended to include the cinder blocks herein described, for uses permitted under the provisions of the Masonry Rules of the Board and C26-309.0 Administrative Building Code, on condition that the requirements of the resolution adopted July 21, 1942 under Cal. 333-39-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 21, 1942 in accordance with the above report.

684-44-SM

APPLICANT—Kelley Island Lime and Transport Co.,
owner (Limestone Products Corp., Agent).

SUBJECT—Tiger Pressure Hydrated Finish Lime, approval
of.

APPEARANCES—

For Applicant: Drew Pearsall.

ACTION OF BOARD—Material approved in accordance
with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (684-44-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 684-44-SM June 20, 1951

Subject: Tiger Pressure Hydrated Finish Lime, approval of.

Kelley Island Lime and Transport Co. Cleveland, Ohio filed November 29, 1944 an application with the Board of Standards and Appeals for approval of the material known as Tiger Pressure Hydrated Finish Lime under the provisions of C26-312.0.b Administrative Building Code.

Purpose

This material is to be used as a finish lime.

Description

The Tiger Pressure Hydrated Finish Lime is made from a dolomitic limestone. The limestone is stripped of its over-

burden and then blasted by the use of dynamite. The blasted rock is then conveyed to the crusher where it is crushed and sized. The pieces ranging in size from 6 to 12 inches are then conveyed to the kilns where they are converted into what is known as burnt lime.

The burned lime is then crushed to size ranging from 3/16" diameter down to dust.

The crushed product is then mixed with a measured amount of water, under atmospheric pressure, to satisfy the conditions of hydration. The mix is then further hydrated in a Corson Continuous Pressure Hydrator in order to hydrate the larger part of the magnesium oxide present.

The hydrate resulting from this second hydration process dried, milled to a definite maximum sized product and then packed.

Inspection and Test

The plant of the applicant at White Rock, Ohio, was inspected November 18, 1949. Present at the inspection were Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test. Samples of the material were identified and sealed and forwarded to the Foster D. Snell Laboratories for test as required under the provisions of C26-312.0.b Administrative Building Code.

Test Result		ASTM C6-31	ASTM C206-46T
Chemical Composition	Sample Submitted		
Calcium oxide	43.52%		
Magnesium oxide	30.26%		
Calcium & Magnesium Oxides on Non-volatile Basis			
CO ₂	99.65%	95% Min.	95% Min.
Unhydrated oxides	1.90%	7% Max.	7% Max.
	7.5%		8% Max.
Residue			
Retained on 30 Sieve	0.4%	0.5% Max.	0.5% Max.
Retained on 200 Sieve	10.01%	15.0% Max.	15.0 Max.
Popping & Pitting	No popping or pitting		No popping or Pitting
Plasticity	240.7	200 Min.	200 Min.

The test sample complies with the requirements of ASTM C6-31 and ASTM C206-46T.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Tiger Pressure Hydrated Finish Lime for use in New York City under the provision of C26-312.0.b Administrative Building Code, when manufactured in accordance with this report.

The Committee further recommends that each bag of this material shall be stamped, labeled or tagged: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 684-44-SM" and further that the applicant shall furnish monthly mill test reports, certified by the applicant's Chief Chemist.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

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367-49-SA—Vol. II

APPLICANT—Armstrong Furnace Co., owner.

SUBJECT—Application reopened February 20, 1951—re Armstrong Oil Burner, D-2 (previously approved—re Models D1 and D1-2).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (367-49-SA—Vol. II)

WHEREAS, the report of the Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 367-49-SA, Vol. II June 20, 1951
Subject: Amendment of resolution to include additional models of Armstrong Oil Burner (Model D2).

Armstrong Furnace Company of Columbus, Ohio, requested by letter dated February 2, 1951, that the resolution adopted December 5, 1950 as reopened 2/20/51 as Vol. II be amended so as to include Model D2 and the use of both models in additional boiler units L5-80 and L5-155.

Purpose

A domestic oil burner for installation in hot water or steam boiler and warm air furnaces.

Description

The D2 is similar to Model D1, approved December 5, 1950 under Cal. 367-49-SA, differing only as to capacity, having a capacity of 3 gallons per hour and the housing is either cast iron or cast aluminum; all other component parts are similar to Model D1.

The unit has been approved by the Underwriters Laboratory under Misc. Petroleum 1712 Application No. 49C3897.

Recommendation

On the basis of the data filed by the applicant, the Committee on Test recommends that the resolution adopted December 5, 1950 under Cal. 367-49-SA, be amended to include Model D2 and the use of Models D1 and D2 with boiler units L5-80 and L5-155.

The Committee further recommends that Model D2 may be marketed by Montgomery Ward under their series Model Number 7500; on condition that the requirements of the resolution adopted December 5, 1950 under Cal. 367-49-SA, be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of December 5, 1950 in accordance with the above report.

470-49-SM

APPLICANT—Otis Elevator Co., owner.

SUBJECT—Application reopened October 24, 1950 for amendment of resolution re Otis Elevator Hoistway Doors and Entrances (previously approved).

APPEARANCES—

For Applicant: Philip Karmel and Emil Fichter.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (470-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 470-49-SM June 19, 1951
Subject: Amendment to resolution as to minor construction details.

Otis Elevator Company requested, by letter dated October 2, 1950, that the resolution adopted November 15, 1949 and as amended April 18, 1950 under Cal. 470-49-SM, be amended as to minor construction details. The case was reopened by a vote of the Board October 24, 1950.

Purpose

The changes in construction details are to make for stronger construction in connection with Hollow Metal Door.

Description

The first change is in the shape of the stiffener clip. The original was a flat shaped clip and the proposed stiffener is a spring clip; the new shape is arranged to grip the stiffener channel more securely and more uniformly and will hold more firmly under all conditions.

The second change has reference to the welding procedure; in the original approval, the 19 gauge steel channel was welded to the front and rear door faces after assembly. The proposed changes makes use of two 19 gauge steel angles spot welded to the door faces prior to assembly. When the two faces are assembled, the angles are joined by a continuous arc weld forming them into a unit channel shape. The neoprene astragal shape remains unchanged.

Inspection and Test

Cut-a-way specimens of the original and proposed construction were inspected by Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and P. Karmel representing the applicant.

Recommendation

The Committee on Test, is of the opinion, after examination of the cut-a-way specimens, that the proposed changes, as referred to above, make for a stronger construction and will not affect the fire-resistant qualities of the approved door, and therefore recommend that the resolution adopted November 15, 1949 and amended April 18, 1950 under Cal. 470-49-SM be amended so as to include the changes herein described, on condition that the recommendations adopted November 15, 1949 and as amended April 18, 1950 under Cal. 470-49-SM be complied with.

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of November 15, 1949 and April 18, 1950 in accordance with the above report.

502-49-SM

APPLICANT—Simms, Embler, for the Dextone Company, owner.

SUBJECT—Dextone (building trim similar to limestone), approval of.

APPEARANCES—

For Applicant: Simms, Embler.

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ACTION OF BOARD—Material approved in accordance with report of committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (502-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 502-49-SM June 19, 1951
Subject: Dextone (Building Trim Similar to Limestone) approval of.

Simms Embler for the Dextone Company, New Haven, Connecticut, filed March 31, 1949, an application with the Board of Standards and Appeals for approval of the material known as Dextone (Building Trim Similar to Limestone) under the provisions of C26-412.0 Administrative Building Code.

Purpose

This material is to be used as a building trim similar to limestone trim.

Description

The material is used principally as a decorative trim and is composed entirely of trap rock, fine sand and an approved portland cement. The water cement ratio does not exceed 5:1. The mix is cast in moulds and vibrated so as to get a consolidated mix.

Inspection and Test

Samples of the material were cast at the plant of the applicant. Present at the inspection were Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and S. Embler representing the applicant. The samples were identified and marked and submitted to School of Engineering, Yale University.

Results of Test:

2" cubes tested in compression; average of five samples 6,530 p.s.i.

Simple beam; 2" x 2" x 12" test on 10 inch span center concentrated load—760 p.s.i. (modulus of rupture).

2" cubes absorption; average of five samples 5.46%.

The applicant states, in the application, that the compressive strength is guaranteed to reach a minimum of 6,000 p.s.i.; absorption not to exceed 7% and modulus of rupture 600 p.s.i.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Dextone (cast stone, a building trim similar to limestone) as manufactured by the Dextone Company for use in New York City under the provisions of C26-412.0 and C26-440.0 Administrative Building Code, on condition that each bill of material, bill of lading, invoice and/or shipping ticket shall be marked or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 502-49-SM."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

503-49-SM

APPLICANT—Simms Embler, for The Dextone Company, owner.

SUBJECT—Dextone Mo-Sai and Polished Dextolite (2 in. stone veneer), approval of.

APPEARANCES—

For Applicant: Simms Embler.

ACTION OF BOARD—Material approved in accordance with the report of the committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (503-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 503-49-SM June 19, 1951
Subject: Dextone Mo-Sai and Polished Dextolite, approval of.

Simms Embler for the Dextone Company, New Haven, filed March 31, 1949 an application with the Board of Standards and Appeals for approval of the material known as Dextone Mo-Sai and Polished Dextolite, under the provisions of C26-437.0; C26-438.0 and C26-439.0 Administrative Building Code and the Rules on Exterior Veneering Materials.

Purpose

This material is used as a 2 inch thick stone veneer.

Description

Both Dextone Mo-Sai and Polished Dextolite are reinforced cast stone veneer slabs.

The slabs are made 2 inches thick and are reinforced with 4" x 4", 3 and 3 welded wire fabric, galvanized. The method of manufacture is as follows: The material is cast face down against masonite or other hard surfaced palettes. A form 2 inches high and the required dimensions is positioned on the palette. A face mix $\frac{5}{8}$ " to $\frac{3}{4}$ " is placed on the palette; the welded wire reinforcement unit is put into position, and a back-up mix to make up the 2 inches is then poured into the form. The entire plastic mass is then pneumatically vibrated. The mix is allowed to set for 15 hours and then removed from the forms and allowed to cure for twelve days. The face mix is composed of granite, quartz or porcelain vitreous aggregate plus not more than 5% of insoluble coloring plus approved portland cement. The back up mix is composed of sand trap rock and approved portland cement. The water-cement ratio is never in excess of 5:1.

Provisions for anchoring the slabs is by means of patented anchors which are securely attached to the wire reinforcing unit and cast into the stone.

Inspection and Test

The plant of the applicant at New Haven, Conn. was inspected by Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and S. Embler representing the applicant. Sample specimens were identified and marked and the required tests were conducted at Manhattan College, Columbia University and Yale University.

Compressive strength, Modulus of rupture and Absorption tests, conducted at Yale University showed the following results:

Compressive strength, average of 5-2" cubes = 8715 p.s.i.
Modulus of rupture—average of 5 beams 2" x 2" x 12" = 852 p.s.i. Absorption = 7.3%.

The complete report is on file with and is part of the record.

Two hundred and fifty cycles of alternate freezing and thawings were made on a test wall sample at Manhattan College. Two "L" shaped wall sections were built of common brick and faced one with Dextone Mo-Sai and the other with Polished Dextolite. The test specimens were 24 inches long by 16 inches deep at the base and 30 inches high overall with an 8 inch step 10 inches above the base. The top surface of the exposed brick was coated with a layer of asphalt. Thermocouples were placed at the geometric center of the specimens, at the time of erection, so that the temperature could be automatically recorded. Each cycle, consisted of

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freezing the specimen until a temperature of 10° F. was obtained at the geometric center; then removing the specimen from the freezer and thawing, in air, until a temperature of 40° F. at the geometric center, was reached.

The stone face, only, was then subjected to a water spray at a pressure of 25 p.s.i. and immediately after spraying, the specimen was returned to the freezer for the next cycle.

Parenthetically, when the temperature at the geometric center was 10° F. the surface temperature of the face stone was—25° F. and when 40° F. during the thaw period of the cycle, the surface temperature was 60° F. so that the stone facing was subjected to two 85° thermal shocks every cycle.

Results of the test showed that the brickwork had broken down completely on the Mo-Sai wall whereas the Mo-Sai was in good condition except at the exterior corners of the step. The percent loss, in volume, or spoilage of the facing was 0.78% and on the second section, the brick work showed signs of definite failure and the percentage of loss, in volume, or spoilage of the facing was 0.5%.

The complete report of the test, as conducted by Manhattan College, is on file with and is part of the record.

A third series of tests, as conducted by Columbia University, to determine the compressive strength and to observe the behavior of three types of wall sections made of Dextone Mo-Sai, slabs with 8 inch brick back-ups.

Six tests were conducted and all six specimens were essentially the same except for the method of tying the slabs to the back up.

The 8 inch thick brick walls were laid up with ½ inch mortar joints. The mortar used being a lime, portland cement, and sand mix in the proportions of 1:2:6.

Slabs identified as 1 and 2 were "tied" to the back up wall by a mortar joint only. Slabs 3 and 4 were "tied" to the back up by means of a mortar joint plus three bent masonry strap anchors slipped into the cast-in "Standard" Mo-Sai anchors (described in the body of the report under "Description"). These straps were 6" long, 1¼" wide and 3/16" thick. The length of the two bent legs were 1⅞". Slabs 5 and 6 had a mortar joint, and three through-wall studs bolted to the cast in Mo-Sai anchors and three plate washers on the face of the back up. The studs were ⅜" diameter and the plate washers were 3" x 5" x ⅛".

All six sections were loaded in compression.

Results of Test:

Slabs 1 and 2; cracking of brick face, buckling of slab from back up and shearing of headers. Ultimate load 1058 p.s.i.

Slabs 5 and 6; cracking of brick face, buckling of slab from back up and shearing of headers. Ultimate load 1140 p.s.i.

The complete report of the tests as conducted by Columbia University is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Dextone Mo-Sai and Polished Dextolite, as manufactured by the Dextone Co. as herein described for use in New York City as a two inch thick stone veneer under the provisions of C26-437.0 and C26-438.0 Administrative Building Code, and the Rules on Exterior Veneering Materials, on condition that all bills of material, bills of lading, shipping tickets or invoices shall be marked or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 503-49-SM."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material, in accordance with the above report.

629-49-SA

APPLICANT—Stewart Products Corporation, owner (Worthington Pump & Machinery Corp., manufacturer).

SUBJECT—Stewart Beverage Dispenser, Model S-500-C, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (629-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 19, 1951

Re: Cal. 629-49-SA

Subject: Stewart Beverage Dispenser—Model S-500-C, approval of.

Stewart Products Corporation for Worthington Pump and Machinery Corp. filed July 21, 1949 an application with the Board of Standards and Appeals for approval of the appliance known as Stewart Beverage Dispenser Model S-500-C under the provisions of C19-97.0 Administrative Code, and the Submerged Inlet Rules of the Board.

Purpose

This appliance is an automatic beverage dispensing machine, which upon the deposit of a coin, delivers a cold carbonated drink.

Description

The appliance is of steel construction finished in baked enamel. The overall dimensions are 59 inches high by 21 inches wide by 18 inches deep.

The cup dispenser is located in the center of the upper front portion of the cabinet and the capacity is 500 7 oz. cups. When the cups are depleted an empty light on the front panel will light and the machine will refuse coins; this is accomplished through a plastic cup filler and micro switch in the cup dispensing mechanism.

The correct proportion of syrup and water is positively metered and mixed at the time of delivery. The dispensing cycle empties both syrup and water chambers which refill immediately. All metal parts in contact with the syrup and carbonated water shall be stainless steel.

The refrigeration is provided by a 1/6 H.P. Tecumseh compressor used in conjunction with the sweet water bath and the refrigerant capacity is 12 oz. of Freon 12.

The carbonator is of the instantaneous spray type, made of stainless steel. The water is supplied from city lines, with an approved vacuum breaker installed, and suitable pressure is assured by means of a water pump. A 10 lb. CO₂ cylinder supplies gas to the carbonator, through a regulator valve.

Inspection and Test

This appliance was inspected and tested at the Worthington Pump, Harrison, New Jersey. Present at the inspection were J. A. Darts, Engineering Division and E. L. Stempel, representing the applicant. The appliance functioned as designed.

Recommendation

On the basis of the inspection and data filed by the applicant, the Committee on Test recommends the approval of the Stewart Beverage Dispenser Model S-500-C for use in New York City under C19-96.f. when installed in accordance with this report and the provisions of the Administrative Code, provided the appliance be equipped with an approved vacuum breaker and further that the device bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under

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Cal. 629-49-SA" and for use under the permissive provisions of the requirements as adopted by the Fire Commissioner June 23, 1941, Circular #3.

It is further recommended that each unit be serviced at least once a year and that a record card of inspection be affixed to each unit showing such dates of inspection and the name of the inspector.

The Committee further recommends, on the basis of a letter, dated November 7, 1950 requesting change of name of the appliance, that the appliance may be marketed under the name Lyon 500 Vending Machine.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

639-49-SA

APPLICANT—Armstrong Furnace Company, owner (Harold V. Doyle, agent).

SUBJECT—Armstrong Gravity Steel Furnace (gas fired), Models 5001-G2-70; 5001-G2-105; 5001-G2-140, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (639-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 639-49-SA June 20, 1951

Subject: Armstrong (Gas Fired) Gravity Steel Furnace—Models 5001-G2-70; 5001-G2-105 and 5001-G2-140, approval of.

Armstrong Furnace Co., Columbus, Ohio, filed June 30, 1949, an application with the Board of Standards and Appeals for approval of the appliance known as the Armstrong (Gas Fired) Gravity Steel Furnace Models 5001-G2-70; 5001-G2-105 and 5001-G2-140 under the provisions of Article 12 Administrative Building Code.

Purpose

This appliance is used for domestic heating using gas as the heating medium.

Description

The units are gas fired furnaces and the models referred to above are identical except in BTU input, ranging from 70,000 to 140,000 BTUs which necessitates a larger furnace for the higher BTU input.

The equipment consists of multi-drilled burner heads, heat exchanger and safety control.

The burner ignites freely from the safety pilot which is permanently attached to the burner assembly at a point convenient for inspection and lighting.

In the event of pilot failure, the gas automatically cuts off and has to be manually reset.

Inspection and Test

A Model 5001-G2-105 was inspected and tested at the plant of the applicant August 3, 1950. Present at the test were J. A. Darts, Engineering Division, Committee on Test and

Mr. Swinehart representing the applicant. The appliance operated as designed. The appliance has been approved by the American Gas Association under 4-(668.0.-1.0-3.0 and 24.0).001 for use with Natural, Manufactured and Mixed Gas.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Armstrong (Gas Fired) Gravity Steel Furnace Models 5001-G2-70, 5001-G2-105 and 5001-G2-140, for domestic and commercial heating, except in garages and places of explosive atmospheres, when constructed as herein described, and installed in accordance with the requirements of Article 12, Administrative Building Code, on condition that each unit bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 639-49-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

640-49-SA

APPLICANT—Armstrong Furnace Company, owner (Harold V. Doyle, agent).

SUBJECT—Armstrong Gas Fired Forced Air Winter Air-Conditioning Unit, Models 5001-G5-70; 5001-G5-105; 5001-G5-140; 5001-G6-70; 5001-G6-105, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (640-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 640-49-SA June 19, 1951

Subject: Armstrong Gas Fired Forced Air Winter Air Conditioning Unit—Models 5001-G5-70, 5001-G5-105, 5001-G5-140, 5001-G6-70 and 5001-G6-105, approval of.

Armstrong Furnace Company, Columbus, Ohio, filed June 30, 1949, an application with the Board of Standards and Appeals for approval of the appliance known as Armstrong Gas Fired Forced Air Winter Air Conditioner—Models 5001-G5-70, 5001-G5-105, 5001-G5-140, 5001-G6-70 and 5001-G6-105, under the provisions of Article 12 of the Administrative Building Code.

Purpose

This appliance is used for domestic and commercial heating using gas as the heating medium.

Description

The units range in BTU input from 70,000 to 140,000 BTUs and consists of an enameled steel cabinet enclosing twin welded steel heating elements operated in parallel from one thermostat and valve, but with individual safety pilot control.

The equipment on this unit consists of the following:

Multi-drilled burner heads, steel heat exchanger, back

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draft diverter, blower, air filters, motor, automatic humidifier with evaporating segments, room thermostat, automatic gas valve, safety pilot, pressure regulator, shut-off valve and fan and limit control. The motor ranges from $\frac{1}{6}$ to $\frac{1}{4}$ H.P.

The humidifier is installed in the warm air plenum chamber.

In case of pilot failure the gas automatically cuts off and has to be manually re-started.

Inspection and Test

A unit was inspected and tested at the plant of the applicant August 3, 1950. Present at the inspection were J. A. Darts, Engineering Division, Committee on Test and Mr. Swinehart, representing the applicant. The appliance operated as designed. The unit has been approved by the American Gas Association under No. 4-688-23.001 for use with Natural Manufactured and Mixed Gas.

Recommendation

On the basis of the inspection and test, and the data filed by the applicant, the Committee on Test recommends the approval of the Armstrong Gas Fired Forced Air Winter Air Conditioner—Models 5001-G5-70, 5001-G5-105, 5001-G5-140, 5001-G6-70 and 5001-G6-105, for domestic and commercial heating, except in garages and places of explosive atmospheres, when constructed as herein described, and installed in accordance with the requirements of Article 12, Administrative Building Code, on condition that each unit bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 640-49-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

745-49-SA

APPLICANT—Armstrong Furnace Co., owner.

SUBJECT—Armstrong Vaporizing Oil Furnace, Model 8501-L6-72, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (745-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 745-49-SA June 19, 1951
Subject: Armstrong Vaporizing Oil Furnace, Model 8501-L6-72; approval of.

Armstrong Furnace Co. of Columbus, Ohio, filed August 24, 1949 an application with the Board of Standards and Appeals for approval of the Armstrong Vaporizing Oil Furnace Model 8501-L6-72 under the provisions of C19-57.0 Administrative Code, and the Oil Burner Rules of the Board.

Purpose

The appliance is used for domestic heating using fuel oil not heavier than No. 1 as the heating medium.

Description

The appliance is an oil fired mechanical warm air heating furnace.

The furnace, built of heavy gauge steel finished in baked enamel is equipped with an automatically operated mechanical draft oil burner, a combination fan and limit control, combustion draft control, warm air circulating blower, constant level valve, as manufactured by Automatic Products Company. The temperature limit control has a maximum setting of 180° F.

Inspection and Test

The burner was inspected and tested at the plant of the applicant at Columbus, Ohio, August 3, 1950. Present at the test were J. A. Darts, Engineering Division, Committee on Test and E. Swinehart, representing the applicant. The burner was put in operation and functioned as designed with no undue carbon deposits or flare backs. A test of the flue gases showed a CO₂ content of 11.5% at a stack temperature of 450° F.

The appliance has been approved by the Underwriters Laboratory under Miscellaneous Petroleum 1807 Application No. 48C2723, a copy of which is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Armstrong Vaporizing Oil Furnace Model 8501-L6-72 when installed in accordance with this report and in conformity with the Oil Burner Rules of the Board, provided that each unit bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 745-49-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

778-49-SM

APPLICANT—Orangeburg Manufacturing Co., owner.

SUBJECT—Orangeburg Pipe for House Sewer Connections, approval of.

APPEARANCES—

For Applicant: W. B. Schutz.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (778-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 778-49-SM June 19, 1951
Subject: Orangeburg Pipe (for house sewer connections) approval of.

Orangeburg Mfg. Co., New York, filed, October 31, 1949 an application with the Board of Standards and Appeals for approval of the material known as Orangeburg Pipe (for house sewer connection) under the provisions of C26-191.0 and C26-2140.0 Administrative Building Code.

Purpose

This material is to be used wherever vitrified clay sewer pipe or approved reinforced concrete pipe are permitted under C26-1238.0 Administrative Building Code.

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Description

Orangeburg pipe is essentially a bituminous compound reinforced with a preformed wood fiber structure with the wood fiber impregnated, with a hard coal tar pitch.

The fibers are made into a pulp stock by the use of machinery similar to that used to produce pulp stock in paper mills.

The stock is then pumped, in the form of dilute fiber and water slurry to the pipe forming machines where the fibers are deposited on mandrels or rolls to produce a tube of the required dimensions. Excess water is forced out by means of rollers to a point where the tube is removed and conveyed to an oven where the wood fiber tube is thoroughly dried.

After drying, the tubes are stacked in baskets and placed in airtight steel jacketed tanks, the lid is closed and vacuum pumps are used to exhaust from the tank all the air, gases or moisture left in the wood fiber tubes.

Then hard coal tar pitch, heated to 350° F. is pumped into the tanks and is recirculated over the tubes which soak up the pitch; the vacuum is then removed and atmospheric pressure is allowed to complete the job of impregnating the wood fiber tubes with the pitch.

The tubes are then taken to the Tooling Room for final cutting and providing each pipe end with a 2° machined taper for coupling.

Installation is done in the following manner:—A coupling is placed on the outer end of the first length of pipe. The second length of pipe, also with a coupling placed on its outer end is inserted into the coupling of the first length of pipe. With a block of wood placed against the last coupling, the joints are driven together by a few blows of a sledge hammer so that the coupling makes up firm against the shoulders of the pipe.

Inspection and Test

The plant of the applicant at Orangeburg, New York, was inspected by Chief Engr. L. V. Huber and J. A. Darts, Engineering Division, Committee on Test. Samples of 4" pipe were subjected to crushing tests and beam test. The pipe failed at a crushing load of 1750 lbs. and failed as a beam, on a 2'-0" span under 2500 lbs. Samples were also inspected that had been under continuous salt water, acid and alkali test since 1939 and fuel oil tests since 1943. All samples showed no evidence of deterioration.

The applicant has also submitted a report, by W. E. Stanley, Professor of Sanitary Engineering, Massachusetts Institute of Technology, on the performance of Orangeburg Pipe. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends, under C26-1240.0 Administrative Building Code, the approval of Orangeburg Pipe (for house sewer connection) for use, outside of Buildings under C26-1238.0 Administrative Building Code, where vitrified clay sewer pipe or approved reinforced concrete pipe are allowed under C26-1238.0 Administrative Building Code.

It is further recommended that all cartons and/or containers in which Orangeburg Pipe (for house sewer connections) are marketed shall be stamped, tagged or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 778-49-SM" or in lieu thereof, each bill of lading and/or invoice may be similarly marked.

(Sgd.) EDWIN W. KLEINERT,
Commissioner,
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

852-49-SA

APPLICANT—The H. B. Smith Co., Inc., for R. W. Beckett Corp., owner.

SUBJECT—Application reopened June 5, 1951—re approval of additional models—re Smith-Mills, Series OCU-Boiler Burner Unit (previously approved).

APPEARANCES—

For Applicant: Richard W. Conway.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (852-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 852-49-SA

June 19, 1951

Subject: Amendment of Resolution to include additional models.

The H. B. Smith Co., Inc., requested by letter dated May 23, 1951 that the resolution adopted April 18, 1950 under Cal. 852-49-SA be amended to include models ONU and MU.

Purpose

These models, ONU and MU, are boiler burner units for steam or hot water heating in domestic or commercial installations.

Description

The models ONU and MU are identical to Model OCU approved April 18, 1950 under Cal. 852-49-SA differing on as to capacity which ranges to 4 gph.

The units have been approved by the Underwriters Laboratory under Misc. Petroleum 2040 Application No. 51C1574, a copy of which is on file with and is part of the record.

Recommendation

On the basis of the data filed by the applicant, the Committee on Test recommends that the resolution adopted April 18, 1950 under Cal. 852-49-SA be amended to include models ONU and MU, on condition that the requirements of the resolution adopted April 18, 1950 under Cal. 852-49-SA, be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 18, 1950 in accordance with the above report.

886-49-SA—Vol. II

APPLICANT—Reuben Lisson, for Davis Engineering Corp., owner-manufacturer.

SUBJECT—Application reopened March 6, 1951 for amendment of resolution—re Paracoil Type EI Fuel Oil Preheater (previously approved).

APPEARANCES—

For Applicant: Reuben Lisson.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

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THE RESOLUTION (886-49-SA—Vol. II)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 886-49-SA—Vol. II June 19, 1951
Subject: Modification as to Safety Control System Paracoil Type EI Fuel Oil Preheater.

Davis Engineering Corporation, Elizabeth, New Jersey, filed February 14, 1951, an application with the Board of Standards and Appeals for modification in the design of the Safety Control System Paracoil Type EI Fuel Oil Preheater, approved July 18, 1950, under Cal. 886-49-SA—Vol. I. The case was reopened by a vote of the Board, March 6, 1951, as Cal. 886-49-SA—Vol. II.

Purpose

This appliance is for installation in connection with a heating boiler for preheating No. 6 oil so that the oil may be used in an approved oil burner.

Description

The Paracoil Type EI Fuel Oil Preheater is essentially the same construction as the Paracoil Preheater approved by the Board April 12, 1949 under Cal. 1097-48-SA, but is provided with a conductivity type oil probe that will react to the presence of any fuel oil in the boiler water circulating through the heater shell, and through the breaking of a holding circuit on a relay associated with it will shut down the fuel oil burner and oil.

The probe, mounted in a pipe coupling on the top of the heater shell is adjacent to the tube sheet end of the heater. The pipe coupling base is fitted with an automatic air vent through which any accumulated air will pass to atmosphere. This continuous air venting insures the continuous submergence of the probe element in circulating boiler water.

The normal path of the safety electric circuit is from the A.C. supply at the relay box, through the relay holding coil, through the probe through the circulating water, and back to the cold leg of the supply. As long as the circulating water surrounding the probe, and the probe contact face, are uncontaminated with fuel oil, the electric circuit is complete and normal operation of the burner continues.

In the even of a leak in the oil tubes of the heater, the oil will rise to the highest possible level in the shell, which is at the probe location. The oil will replace the water at and around the probe and coat the probe contact surface. The higher electrical resistivity of the fuel oil as compared to the water it has replaced, will stop the passage of the electrical current through the probe thereby breaking the circuit.

This breaking of the electric circuit will cause a relay to break its holding circuit on the oil burner controls, thus stopping the burner and oil pump and activating the audible and visual warning devices incorporated in the system.

Inspection and Test

A Paracoil Type EI Fuel Oil Preheater with a safety probe control system was inspected and tested at the plant of the applicant May 23, 1951. Present at the test were J. A. Darts, Engineering Division, Committee on Test and A. G. Jaeckel, R. Lisson and W. Thompson, representing the applicant.

An oil injection system was devised so as to observe what would occur inside the shell in the event of a leak of an oil carrying tube.

To simulate a break in an oil tube, ½ oz. of oil was injected into the heater. This oil rose vertically, and against the circulating water, which had a velocity of 3 ft. per second.

Within a period of 10 seconds from the time the oil left the injection tube, the oil reached the probe, resulting in the instantaneous and permanent breaking of the electronic circuit, thereby stopping the burner, fan and oil pump motor and giving a visual and audible alarm.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted July 18, 1950 under Cal. 886-49-SA be amended so as to substitute a conductivity type of probe, as the Committee is of the opinion that this device is a positive means for preventing the injection of fuel oil into the boiler as any oil entering into the heating medium in the preheater will break the electronic circuit, thereby stopping the burner, fan and oil pump motor and give a visual and audible alarm; on condition that the probe and hook-up shall be in conformity with Davis Engineering Corporation Drawing 1-19715 marked "Received February 14, 1951."

It is further recommended that each unit shall bear a label, permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 886-49-SA."

(Sgd.) EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 18, 1950 in accordance with the above report.

20-50-SM

APPLICANT—The Flinkote Co., owner.

SUBJECT—Application reopened May 1, 1951 for amendment of resolution—re Flinkote Stalwart Sheathing 4 x 8½" thickness, 4x8, 25/32" thickness, 2x8, 25/32" thickness (previously approved).

APPEARANCES—

For Applicant: E. A. Swenson.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (20-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 20-50-SM June 19, 1951
Subject: Amendment of Resolution as to asphalt coating on ½" Flinkote Stalwart Sheathing.

The Flinkote Company, Inc., New York, requested by letter, dated April 13, 1951 that the resolution adopted March 28, 1950 under Cal. 20-50-SM be amended so as to include the use of Flinkote Stalwart Sheathing when coated on both sides with an asphalt coating. The case was reopened by a vote of the Board May 1, 1951.

Purpose

This material is to be used as exterior sheathing board over wood stud framing.

Description

This material is identical to the sheathing approved March 28, 1950 under Cal. 20-50-SM except that an asphalt coating, 25 lbs. per, 1000 sq. ft. will be applied, by means of hot rolls, to both faces of the sheathing.

Inspection

Samples of the approved board and the proposed board were inspected at the office of the Board. Present at the inspection were J. A. Darts, Engineering Division, Committee on

MINUTES

Test and E. A. Swenson, representing the applicant. The proposed material met the required minimum thickness.

Recommendation

On the basis of the data filed and as the change is only in the addition of an asphalt coating, applied to both faces of the sheathing, the Committee on Test recommends that the resolution, adopted March 28, 1950 under Cal. 20-50-SM, be amended so as to include the approval of Flintkote Stalwart Sheathing, when asphalt coated, on both faces with a coating, 25 lbs. per 1000 sq. ft. asphalt, on condition that the requirements of the resolution adopted March 28, 1950 under Cal. 20-50-SM, be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 28, 1950 in accordance with the above report.

231-50-SM

APPLICANT—SK Insulrock Corp., owner-manufacturer.
SUBJECT—SK Insulrock non-bearing partitions (fire-proof), approval of.

APPEARANCES—

For Applicant: L. H. Greenspan.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (231-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 231-50-SM June 19, 1951
Subject: SK Insulrock Non-Load Bearing Partition, approval of.

Smith and Kanzler Company, for SK Insulrock Corporation filed March 23, 1950, an application with the Board of Standards and Appeals for approval of the material known as the SK Insulrock Non-Load Bearing Partition under the provisions of C26-633.0; C26-634, C26-635, C26-636 and C26-637.0 Administrative Building Code.

Purpose

The material is an insulated building board for use as the core of a partition under the requirements of C26-633.0, C26-635 and C26-636.0 Administrative Building Code.

Description

The core material of the partition, namely SK Insulrock is the same material approved by the Board under Cal. 591-48-SM, SK Insulrock Fire Resistive Insulating Building Board, Cal. 689-49-SM SK Insulrock Structural Insulating Roof Deck.

When used as a partition this material is 32" x 48" x 3" thick and laid up in similar manner to a masonry wall.

The Insulrock block was laid in a mortar consisting of one part fibered gypsum to three parts of sand by weight and both vertical and horizontal joints averaged about 1/2 inches.

The sanded gypsum plaster was applied in three coats, the scratch coat 3/8 inch thick, one part of fibered gypsum to one part of sand, by weight; the brown coat 5/16 inch thick, one part of fibered gypsum to two parts of sand, by weight and a white coat 1/16 in. thick consisting of two parts of dry hydrated lime, to one part of dry slow set gauging plaster by weight.

Inspection and Test

A sample partition, constructed as herein described was fire tested at the Underwriters Laboratory, Chicago, Illinois, October 18 and 19, 1950. Present at the test were J. A. Darts, Engineering Division, Committee on Test and M. Lieff representing the applicant.

The test was run in accordance with the requirements of C26-579, through C26-587.0 and C26-591.0 and C26-592.0 and C26-609.0 Administrative Building Code.

In accordance with the requirements of C26-609.0, the first panel was subjected to the fire endurance test and a second and similar panel was subjected to the hose stream test.

Fire Test Panel: During the first 15 minutes, cracks appeared on an unexposed face and at 35 minutes a section of plaster approximately 3 1/2 or 4 sq. ft. fell from the exposed face. There were not other changes on either face of the partition during the course of the test. The gas was turned off at 4 hours 1 minute and the panel was removed from the furnace.

In accordance with the requirements of C26-581.0.d and C26-592-.0.3 the end point temperature would be 79° + 250° = 329° F. (average) and 404° F. for any individual thermocouple. At 4 hours and 1 minute, when the test was discontinued the individual high thermocouple recorded 375° F. which was well below the allowable maximum.

Hose Stream Panel: The applicant decided to submit the hose stream panel to the hose stream for 2 1/2 minutes with a pressure of 30 p.s.i. which would give the panel the fire resistive rating of three hours.

The complete report, Underwriters Laboratory Retardant 3321 Application No. 50C1587 is on file with and is part of the application.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the SK Insulrock Non Load Bearing Partition, when constructed as herein described of SK Insulrock Slabs, 38" x 42" x 3" in size laid up with 1/2" mortar joints of a 1:3 sanded gypsum mortar and plastered on both faces with a scratch coat of a 1:1 sanded gypsum plaster, by weight, 3/8" thick, brown coat of a 1:2 sanded gypsum plaster, by weight 5/16" thick and a finish coat of 2 parts dry hydrated lime to 1 part dry slow set gauging putty, 1/16" thick; total thickness of plaster to be 3/4" on each face for use in New York City under the provisions of C26-633.0 through C26-638.0 Administrative Building Code as a non load bearing partition.

The Committee further recommends that each design submitted to the Department of Housing and Buildings shall bear the wording reading as follows: "Partitions used in this design are made in accordance with the provisions of the approval granted under Cal. 231-50-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

694-50-SA

APPLICANT—Ray C. Hartung, for American Locomotive Company (Alco Products Division), owner-manufacturer.

SUBJECT—Alco Fuel Oil Preheaters (Fixed Tube Sheet Design), approval of.

APPEARANCES—

For Applicant: Ray C. Hartung.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

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THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (694-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 694-50-SA June 20, 1951
Subject: Alco Fuel Oil Preheater (Fixed Tube Sheet Design), approval of.

Ray C. Hartung, for American Locomotive Company, Alco Products Division, New York, filed, August 14, 1950, an application with the Board of Standards and Appeals for approval of the appliance known as Alco Fuel Oil Preheater (Fixed Tube Sheet Design) under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board.

Purpose

The appliance is designed for connection with a heating boiler for preheating No. 6 oil so that the oil can be used in an approved oil burner. The appliance is used primarily in industrial installations.

Description

The Alco Fuel Oil Preheater are not a stock item and the length of the shell, the number of tubes and the number of passes is determined by each specific installation, but all of this type of heater are of the same basic design. The shell is made up either of seamless steel pipe, for sizes up to 18 inches in diameter and rolled and welded steel plate for sizes over 18 inches in diameter. The shell is provided with an entrance nozzle for the heating steam and a drainage nozzle for the condensate.

The tube sheet is either rolled steel plate, for ordinary pressures, or forged steel plate when the pressures are above the average ranges. The tube sheets are attached to the shell by welding.

The tubes are normally carbon steel with the ends annealed for roller expanding into the tube sheet.

To support the tube bundle, tube supports of 1/2 inch plate are placed in the shell and are spaced not more than one hundred tube diameter. The support plates are held in place by means of tie rods and spacers.

A flat steel plate is built into the support plate structure at the top of the bundle and directly in front of the steam inlet nozzle in order that the incoming steam will not impinge on the tube walls, thereby causing erosion.

The heads are normally of welded steel construction and the number of passes of the oil through the preheater determine the number of partition plates, welded into the heads, which are required.

In operation, the oil to be preheated passes through the tubes and the steam, the heating medium, through the shell and surrounds the tubes. The steam line to the heater shall be provided with a pressure gauge, a temperature regulating valve protected with strainer, and around both of which is a by-pass line containing the necessary number of shut-off valves to permit by-pass of the steam around the temperature regulating valve in the event of failure of this valve.

The steam line shall also be provided with a check valve opening toward the heater and closing toward the boiler to prevent passage of any oil back to the boiler through the steam line in the event of failure of a heater tube and the leakage of oil from the oil tubes into the steam space of the heater.

The condensate line carrying the condensed steam from the heater shell shall contain a steam trap with bypass provided with necessary shut-off valves to permit by-passing of the condensate around the trap in case the trap fails to function properly.

After passage through the trap the condensate is discharged to waste. With this arrangement of the condensate

line, it will be impossible for this line to carry any oil back to the boiler in case of tube failure since the line is not connected to the boiler in any manner and the condensate is discharged to waste.

The oil channel is provided with two connections, one for oil inlet line from the pump discharge and the other for oil outlet line to the oil burner. In the oil outlet line is installed an oil relief valve as required by Paragraph 7.2.2 of the Oil Burner Rules of the Board of Standards and Appeals and the bulb of the temperature regulating valve which actuates the temperature regulating valve and controls the oil temperature leaving the heater. The oil inlet and outlet lines are also each furnished with a stop valve, locations of which are optional with the installer.

Inspection and Test

Inspection and test of this type of equipment was made at the plant of the applicant at Dunkirk, New York, June 13, 1951. Present at the test were J. A. Darts, Asst. Engineer, Committee on Test and R. C. Hartung, representing the applicant. The shell was tested to 600 p.s.i. and the tubes to 900 p.s.i. and the pressures were maintained for one hour without signs of leakage.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Alco Fuel Oil Preheater (Fixed Tube Sheet Design), when constructed with piping and valves, as herein described and installed in accordance with this report and the Oil Burner Rules of the Board and connected to discharge the condensate to the sewer, according to law; and further that preheater bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 694-50-SA."

(Sgd.) EDWIN W. KLEINERT,
Commissioner.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

793-50-SA

APPLICANT—Orr and Sembower, Inc., owner-manufacturer (H. E. Delamater, agent).

SUBJECT—Orr and Sembower Powermaster Oil Preheater, Model 3, approval of.

APPEARANCES—

For Applicant: Harold E. De Lamater.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (793-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 793-50-SA June 19, 1951
Subject: Orr and Sembower Powermaster Oil Preheater, Model 3, approval of.

Orr and Sembower, Inc., Reading, Pa., filed November 3, 1950 an application with the Board of Standards and Appeals for approval of the appliance known as the Orr and Sembower Powermaster Preheater Model 3, under the provisions of the Oil Burner Rules of the Board of Standards and Appeals.

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Purpose

The appliance is to be used to preheat #6 oil, steam condensate being discharged to waste.

Description

The appliance is of dual design using both electricity and steam as the heating medium and both heaters are contained in one casing. The electric preheater is used primarily for start up. When the required steam temperature is reached, the electric heater is automatically shut off and steam is then used entirely.

The casing, housing the electric and steam preheater, is seamless steel pipe 0.28" wall thickness and has 1/4" plate welded to both ends. The shell and heads have welded pipe couplings, for necessary pipe connections.

The electric heater is manufactured by the Trent Company, Model FO and is approved by the Underwriters Laboratory.

The element, using steam as the heating medium, is a copper finned tube with a 0.042" wall thickness. This finned tube has steam and condensate connections.

The flow of oil is around the tube and fins.

The steam line, taken from the boiler, is equipped with temperature gauge, pressure gauge, pressure regulator and a swing check valve, opening towards the heater and closing towards the boiler.

The condensate line, from the heater, is equipped with a steam trap.

Inspection and Test

The preheater was inspected, as a part of the Orr and Sembrower Powermaster Oil Unit Model 3 (approved by the Board February 14, 1951 under Cal. 449-50-SA), at the Ruberset Plant, Elizabeth, New Jersey. Present at the inspection were Chief Engr. L. V. Huber, Committee on Test and H. E. DeLamater, representing the applicant.

The appliance functioned as designed.

Recommendation

On the basis of this inspection and test, and the data filed by the applicant, the Committee on Test recommends the approval of the Orr and Sembrower Powermaster Oil Preheater Model 3, under the provisions of the Oil Burner Rules of the Board, when constructed in accordance with this report and when installed with piping and controls in accordance with Orr and Sembrower Drawing CA-1152 marked "Received November 3, 1950"; on condition that the condensate shall be legally discharged to waste.

It is further recommended that each appliance shall bear a label permanently attached reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 793-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

115-51-SA

APPLICANT—Pentwater Machinery Co., owner-manufacturer (Allen A. Putt, agent).

SUBJECT—Pentwater Whirl-A-Jet Fuel Oil Lift Pumps, Models A and C, approval of.

APPEARANCES—

For Applicant: Allen A. Putt.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (115-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 115-51-SA

May 18, 1951

Subject: Pentwater Whirl-A-Jet Fuel Oil Lift Pumps—
Models A and C, approval of.

Pentwater Machinery Company, of Pentwater, Michigan, owner-manufacturer, filed February 21, 1951, an application with the Board of Standards and Appeals for approval of the Pentwater-Whirl-A-Jet Fuel Oil Lift Pumps—Models A and C, under the provision of the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

Automatic electrically driven centrifugal pumps to supply fuel oil under constant head to an oil burner.

Description

These pumps are made in two sizes, Model A and Model C; they differ only in capacity and the type of motor. Model A has a capacity of 3 1/2 gallons per hour and Model C has a capacity of 8 gallons per hour. The pump impeller is made of 3 discs, centrally mounted on a shaft. The cover of the pump is made of #18 USS gauge sheet steel having three ventilating openings, measuring approximately 15/32 by 4 in. Openings are closed with #16 gauge wire mesh spot welded to cover, as an alternate construction; an equivalent ventilating area may be provided by a series of slots punched in the cover. The terminal block mounts are #18 USS gauge sheet steel spot welded to mounting plate. It also supports mercury tube mounts and switching mechanism. The float lever is of brass 0.042 in. thick, wall mount is #18 USS gauge sheet steel. The floats are sheet brass, approximately 0.010 in. thick formed in two parts, soldered together and soldered to push rods, which are 3/16" brass passing through guides, welded to mounting plate. The operating float push rod is approximately 4 inches long; stop passes through rod 1 1/4 in. from float soldered in place. Safety float is soldered to a push rod 1 3/8 inches long; upper ends of push rods are provided with brass stops, which are soldered in place, and which move the float levers.

In both the Model A and C pumps the pump motor is controlled by a float actuated switch. In normal operation, oil is maintained in the pump reservoir to the extent of approximately three pints, and as the burner uses this oil, causing a drop in the level of oil in the reservoir will actuate the switch controlling the motor thereby starting the pump. This intermittent operation will continue automatically until such time as the burner ceases to draw oil.

In the event of a failure of the operating float the oil level in the reservoir will rise and actuate the safety float which will, in turn, actuate a separate mercury switch to stop the pump.

A break in the discharge line, which would result in abnormal flow from the reservoir, would drain the reservoir and destroy the prime of the pump thus preventing the discharge of the fuel in the supply tank. The maximum amount of oil which may be discharged from the pump in this event is about two gallons.

Both Models A and C have the motors protected from overload due to stalled rotor by means of suitable fuses which are permanently mounted on the pumps. They may be replaced without removing the pump cover.

Models A and C differ only in capacity and the type of motor. The Model A uses an Universal Electric Co., Model 642, 3200 rpm motor rated at 115 V, 1.45 amp. It has a capacity of 3.5 ghp. Model C uses a Universal Electric Co., Model 544, 2900 rpm motor rated at 115V, 1.0 amp. AC-DC. It has a capacity of 8 ghp.

A metal name plate is attached to the cover of each pump which shows the manufacturers name, address, model designation, and the electrical rating in volts, cycles, amperes and watts.

MINUTES

Inspection and Test

Models of this pump were inspected and tested at 879 10th Avenue, Manhattan, and found to operate as designed. Present at the inspection and test were Chief Engineer Leslie V. Huber, of the Committee on Test, and Allen A. Putt, and O. W. Dobson, representing the applicant. The pumps have been approved by the Underwriters Laboratories, Incorporated—File MP-1862.

Recommendation

On the basis of the inspection and test, and the data submitted by the applicant, the Committee on Test recommends the approval of the Pentwater Whirl-A-Jet Fuel Oil Lift Pumps—Models A and C, for use in New York City, with fuel oil not heavier than #2, Department of Commerce Standards, when installed and operated in accordance with this report, and the requirements of the Oil Burner Rules of the Board of Standards and Appeals, provided each pump bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 115-51-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

179-51-SA

APPLICANT—United Elevator Service, Inc., owner-manufacturer.

SUBJECT—Unelco Open Circuit Protection, approval of.
APPEARANCES—

For Applicant: James J. Whyte.

ACTION OF BOARD—Appliance approved, in accordance with the report of the committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (179-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 179-51-SA

April 17, 1951

Subject: Unelco Open Circuit Protection, approval of.

United Elevator Services, Inc., New York filed March 14, 1951, an application with the Board of Standards and Appeals for approval of the appliance known as the Unelco Open Circuit Protection under the provisions of C26-1026.0 Administrative Building Code.

Purpose

The appliance is designed to open the safety circuits on an elevator and apply the brake immediately when a fuse is ruptured or an open circuit occurs on the line.

Description

The appliance consists of a substantial metal cabinet, suitable for wall mounting or mounting on the controller of the elevator.

The device within the cabinet consists of a relay which remains energized as long as the power circuit to the elevator is complete.

Upon interruption of the power circuit, by the rupture of a fuse or any other cause, the relay becomes de-energized and opens the ultimate elevator control circuit, disconnecting the motor feed and applying the brake to stop the elevator.

The control circuit consists of coils, electronic tubes, condensers, resistors and relays, a diagram of which, marked

"Received April 5, 1951," is on file with, and is part of the record.

The appliance is equipped with a manually reset switch which, when an open circuit occurs, will keep the elevator circuit open until the manually reset switch is closed. Intermittent current interruptions cannot cause the elevator to fluctuate in speed, because the first interruption will cause the elevator to stop and remain out of service until the switch is manually reset.

Inspection and Test

Tests were conducted at the Electrical Testing Laboratories, Inc., New York City, March 30, 1951. Present at the tests were J. A. Darts, Engineering Division, Committee on Test, J. P. Dooley, Chief Inspector of Elevators, Department of Housing and Buildings, W. A. Rising, Inspector of Elevators, Dept. of Housing and Buildings and J. J. Whyte, J. Di Giovanni and A. Verdesca, representing the applicant.

The test was made to simulate the conditions encountered on direct current elevator installations during their normal operation, with the car switch in the "on" position, in the event of main line fuse failure or opening of the switch in which case the elevator motor becomes a generator and the resulting counter E.M.F. thus produced tends to prevent the potential switch and other contactors from opening, thereby preventing the immediate application of the elevator brake.

Tests Made:

1. Operational check of unit with various values of counter emf.
2. Operational check of unit with various values of current in counter emf. circuit.
3. Operational check of unit when power line is disconnected.
4. Operational check of unit when capacitance is placed across (a) load side of motor room switch and (b) between motor room switch and entrance switch.
5. Verification of wiring diagram

1. In order to simulate the normal operating conditions, the device was connected to the Edison 240-volt d-c feeder line and through the terminals labeled "controller Motor circuit" to a 300-volt, 0.5 kva motor-generator set, the voltage of which was adjustable, and used to simulate the counter emf generated by the motor of an elevator.

2. By adjusting the output voltage of the counter emf generator and varying the line resistance, different values of current, both positive and negative were passed through the counter emf circuit and the results observed.

3. The operation of the unit was noted when the Edison supply was opened and the counter emf generator disconnected.

4. The functioning of the device was observed when capacitors were connected, first, across the load side of the motor room switch, and, similarly, when capacitors were connected across the line side between the motor room and entrance switch. In both cases, the tests were made using a 160-mfd capacitor and then a 400-mfd capacitor.

5. The unit was opened and examined and compared with the wiring diagram.

Results of Tests:

1. With the Edison d-c voltage supply maintained at 240 volts, the counter emf voltage was varied from 190 volts to 290 volts in two volt steps. The right, left and both Edison line fuses were opened to simulate blowing a fuse. In every case the control relay opened with no time lag. When the main switch was opened, the device was completely de-energized.

2. The current in the counter emf circuit was varied from 5 amperes positive through 1 to 5 amperes negative. The right, left and both Edison line fuses were opened to simulate blowing a fuse. In every case the control relay opened with no time lag.

3. With the unit connected to the Edison supply and the counter emf circuit disconnected, an Edison supply switch located ahead of the unit was opened. The control relay opened with no time lag.

4. The device was found to function when the capacitors were connected as described in the test procedure.

MINUTES

5. The unit was found to comply with the wiring diagram. The complete report of the Electrical Testing Laboratories, Inc. Report No. 340-209 dated April 5, 1951 is on file with and is part of the record.

A report signed by J. P. Dooley, Chief Inspector, Elevator Section, Dept. of Housing and Building and W. A. Rising Inspector of Elevators, Dept. of Housing and Buildings, is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the United Elevator Services, Inc. Unelco Open Circuit Protection when constructed and installed in accordance with this report and when the wiring and equipment is in conformity with the wiring diagrams contained herein, as meeting the requirements of C26-1026.0 Administrative Building Code, for that part of the circuit between this appliance and the elevator motor, on condition that each unit bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 179-51-SA."

(Sgd.) EDWARD W. KLEINERT,
Commissioner.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

233-51-SM

APPLICANT—William Van Der Pas, owner-manufacturer (Walter D. Binger, agent).

SUBJECT—Kohnke's No-Bolt Coupler (a patented clamp for any pipe scaffold), approval of.

APPEARANCES—

For Applicant: Walter D. Binger.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (233-51-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 233-51-SM

Subject: Kohnke's No-Bolt Coupler (Clamp for Pipe Scaffold), approval of.

Walter D. Binger, for William Van Der Pas, filed April 4, 1951 an application with the Board of Standards and Appeals for approval of the Kohnke's No-Bolt Coupler under the provision C26-191.0 Administrative Building Code and the Demolition Rules of the Board.

Purpose

This coupler is for holding together two members of a pipe scaffold.

Description

The coupler is fabricated from sheet iron and is designed to hold together two members of a pipe scaffold. The clamp uses wedges instead of screws to bring the two curved parts of the coupler into contact with the pipes.

In erection, after the curved sections of the coupler have been closed over the pipe, a wedge, which engages both the hinge and the fixed part of the coupler, is driven parallel to the pipe; this wedge has a slight angularity, the two long sides being not far removed from the parallel and also

being made of a slightly softer material than the coupler proper, they become slightly deformed when being driven in.

Inspection and Test

A coupler was tested at Columbia University, April 13, 1951, in the presence of Chief Engineer L. V. Huber, and J. A. Darts, Engineering Division, Committee on Test, and W. D. Binger and W. Van der Pas representing the applicant.

The test assembly consisted of two pieces of steel pipe (1.880" O.D by 0.142" wall thickness) coupled together by means of the Kohnke's No-Bolt Coupler. One of the pieces, approximately 2' 0" long was held vertically in a receiving pipe (2" I.D) which was welded to a 10" x 10" x 3/4" steel base plate. The coupler was attached about 5" from the upper end of the vertical test pipe. The second pipe, 1' 0" long was held at its center, by the coupler, in a horizontal position. The wedges holding the coupler were driven to refusal by a 1 1/2 lb. hammer.

The original position of the coupler was indicated by a scribed line on the vertical pipe of the test assembly. Load was applied to the horizontal pipe through bearing blocks equally spaced on either side of the coupler. The blocks bore only on the horizontal pipe and not on the coupler thus producing a load tending to slide the coupling on the vertical pipe.

Results of Test

A total load of 8500 lbs. was applied and there was no observable slip of the coupler. During loading the vertical pipe bent due to the eccentrically applied load and the coupler had rotated, indenting the vertical pipe. The coupler loosened when the load was released, but was held in place by the bend and the indentation in the vertical pipe.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Kohnke's No-Bolt Coupler for voluntary installation, under the provisions of C26-191.0 Administrative Building Code and the Demolition Rules of the Board, as a coupler on a pipe type scaffold.

Nothing in this recommendation is intended to approve a scaffold or to permit the use of this coupler on any scaffold which has been approved by the Board unless the approval of such scaffold is duly amended to permit the use of this coupler in place of the coupler or other connection as submitted with the complete scaffold as approved.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

335-51-SA

APPLICANT—Montgomery Elevator Company, owner-manufacturer.

SUBJECT—Montgomery Oil Buffer, Model P-1852-2 oil buffer for car or counterweight), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (335-51-SA)

WHEREAS, the report of a Committee on Test reads:

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REPORT OF COMMITTEE ON TEST

Cal. No. 335-51-SA June 19, 1951
Subject: Montgomery Oil Buffer Model P 1852-2, approval of.

Montgomery Elevator Co. owner-manufacturer filed May 7, 1951, an application with the Board of Standards and Appeals for approval of the Montgomery Oil Buffer Model P-1852-2 (oil buffer for car or counterweight) under the provisions of C26-178.0.b, C26-944c.d, C26-950.0 and C26-1186.0 to C26-1191.0 Administrative Building Code and the Elevator Rules of the Board of Standards and Appeals.

Purpose

Oil buffers for elevator cars and counterweights.

Description

This oil buffer is an oil displacement device consisting of a piston traveling inside a cylinder, around this cylinder is an additional outside cylinder. As the piston descends, oil is forced out through a number of apertures or holes drilled in the interior cylinder, and as the piston descends the number of these holes becomes fewer and fewer to increase the retarding force. The piston is restored to its uppermost position by means of compression springs. If the piston has been compressed the control circuit is rendered inoperative by means of a switch near the top of the oil buffer head. There are three different classes or ranges of drilling or porting for the interior cylinder, the porting for the model in question—Model P-1852-2, is for loads ranging from 5,250 to 12,000 pounds. The governor in ft. per min. is 960-417; the buffer stroke is 48" to 9".

Inspection and Test

These buffers were inspected and tested at 215 E. 79th Street, and found to operate as designed. Present at the test were L. V. Huber, Chief Engineer, Committee on Test, Charles V. Ludeke, Supt. of the building and Fred V. Sallog, representing the applicant.

The Montgomery Oil Buffer Model P-1852-2 has also been tested by the National Bureau of Standards (Report XII-ITe 85380) as a buffer having the following rating:

- Minimum weight of car or counterweight 5200 lbs.
- Maximum weight of car or counterweight 12,000 lbs.
- Maximum governor tripping speed per min. 960 ft./min.

The tests indicate that the buffer complies with the requirements of each of the following tests prescribed by Art. 14 of the Administrative Building Code.

- | | |
|--|--------------------|
| 1. Retardation test | Section C26-1187.0 |
| 2. Oil leaking test | Section C26-1188.0 |
| 3. Churning test | Section C26-1189.0 |
| 4. Plunger return test | Section C26-1190.0 |
| 5. Test for lateral movement of plunger. | Section C26-1191.0 |

The test was made at 17° to 23° Centigrade with an oil having an absolute viscosity of 0.963 poises at 10° C. and 0.228 poise at 35° C. and a pour point below 0° F.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Montgomery Oil Buffer Model P1852-2, for use in New York City, when installed in accordance with this report, and the requirements of C26-950.0 Administrative Building Code, provided each buffer bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 335-51-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

385-48-SM—Vol. II

APPLICANT—United Steel Fabricators, Inc., owner.

SUBJECT—Application for consideration—reopening and report as to reduced thickness—re USF One and One-Half Hour Hollow Metal Door (1¾ inch thick; in pairs, flush and semi-flush), previously approved.

APPEARANCES—

For Applicant: Robert Z. Trainor.

ACTION OF BOARD—Application reopened as Vol. III, for test and report to consider reduced construction, thickness of door.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

64-50-SM

APPLICANT—United States Gypsum Company, owner-manufacturer (William W. Bainbridge, agent).

SUBJECT—Application for consideration—reopening and amendment of resolution—re United States Gypsum Co. Triple Sealed Sheathing, previously approved.

APPEARANCES—

For Applicant: W. W. Bainbridge.

ACTION OF BOARD—Application reopened for report as to desired amendment.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

64-49-SM

APPLICANT—Heribert, Inc., owner.

SUBJECT—Silkysol (plastic coated fabric), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

819-49-SM

APPLICANT—Jacob Fishman, owner-manufacturer.

SUBJECT—Fishman Double Sash Horizontally Rolling Window, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

85-51-A

APPLICANT—Henry George Greene, for Samuel Levy Sadie Levy, Leonard Weill and Nathan Whitehorn owners (Range Motors, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—438-444 West 19th street, south side, 225 ft. east of 10th avenue (Block 716, Lot 57), Borough of Manhattan.

APPEARANCES—

For Applicant: Herbert Kain.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (85-51-A)

WHEREAS, Henry George Greene, for Samuel Levy, Sadie Levy, Leonard Weill and Nathan Whitehorn, owners (Range Motors, Inc., lessee), filed January 26, 1951, an appeal from a decision of the borough superintendent, affecting premises 438-444 West 19th street, south side, 225 ft. east of 10th avenue (Block 716, Lot 57), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated January 5, 1951, as to Alt. Applic. 2163/50, reads:

"1. Factory—2 means of egress required from each floor (same not acceptable as a means of egress) Sect. 270 L.L.

"2. Stairs should be enclosed in incombustible materials (2 hr.) Section C26-6.3.8.0 B.C."

and

WHEREAS, the applicant states that the building is two stories, 25 ft. in height, 100 ft. by 92 ft. in area, Class 3 construction, erected in 1921, located on a lot 100 ft. by 92 ft. in area, in an unrestricted use, A area, Class 2 height district; used and occupied since 1946: Cellar, boilerroom; 1st and 2nd floors, garage, auto repair and offices, 2 persons each floor; and

WHEREAS, Certificate of Occupancy #3707/21 issued upon completion of work under NB 11/21 permits the following use and occupancy: Cellar, storage; 1st floor, 15 persons, 60 lbs. liveload, office and garage; 2nd floor, garage, 15 persons, 120 lbs. liveload; and

WHEREAS, Violation 5148/50 issued September 21, 1950, was for occupying the premises as a garage and motor vehicle repair shop; and

WHEREAS, the building is equipped with one interior iron stairs, 3 ft. 8 in. and 4 ft. 6 in. in width, enclosed in fire-retarded partitions, equipped with fireproof, self-closing doors leading from roof bulkhead direct to street; and

WHEREAS, the applicant contends that repairs are done on cars with hand tools only; that it is proposed to install a fire escape at the front of the building to be erected in full accordance with Section 273 of the Labor Law, as indicated on plans filed with this appeal; that the present stairs leads directly from street to roof and is enclosed in partitions fire-retarded on both sides with metal lath and $\frac{3}{4}$ in. cement plaster; that on the first floor it is proposed to cut a wicket door into each of the existing two sliding doors.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 2163/50, objections 1 and 2, and that the appeal be and it hereby is *granted on condition* that the primary means of exit shall be enclosed as indicated on revised plans marked "Received July 9, 1951" (3 sheets); that as a second means of exit there shall be a fire escape erected on the front of the building complying with the requirements of the Labor Law with a counterbalanced ladder to street, all as shown on such plans; that the occupancy of the second floor shall be limited to the capacity of the primary means of exit; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

106-51-A

APPLICANT—Jay M. Spinner, for Kusnitz Realty Corp., owner (Modern Metal Storefront Company, lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—1562 Atlantic avenue, south side, 215 ft. west of Albany avenue (Block 1204, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jay M. Spinner.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (106-51-A)

WHEREAS, Jay M. Spinner, for Kusnitz Realty Corporation, owner, Modern Metal Store Front Company, lessee, filed February 16, 1951, an appeal from an order of the fire commissioner affecting premises 1562 Atlantic avenue, south side, 215 ft. west of Albany avenue (Block 1204, Lot 27), Borough of Brooklyn; and

WHEREAS, Order 29389-LF, issued by the fire commissioner January 18, 1951, reads:

"1. Arrange iron bars on windows on 1st story so as to be readily movable or removable from both sides in such manner as to afford the free and unobstructed use of such windows for the purpose of egress as per Sec. 272 of the Labor Law."

and

WHEREAS, the applicant states the building is one story, 15 ft. in height; 55 ft. by 100 ft. in area, of Class 3 construction; erected 1914; located on a lot 55 ft. by 100 ft. in area in an unrestricted use, B area, Class 1 height district and used and occupied since 1949—cellar, boiler room; 1st floor, storage of wood and metal mouldings, aluminum and stainless steel sheets and the manufacture of stainless steel doors and office, 5 persons for which no certificate of occupancy has been issued; and

WHEREAS, Violation Exit Order 33-50, issued December 1, 1950, was for violation of Section 271 of the Labor Law in that exit through wicket doors was not adequate; and

WHEREAS, the applicant contends the building has two windows at the rear and three windows at the front marked "B" and "A" respectively on plans filed with this appeal; that these windows are protected on the exterior with steel bars and a stationary frame fixed to masonry; that under Alt. Applic. 39-48 which is now active, an amendment was filed and approved in January, 1951, for the creation of two legal means of egress to comply with Exit Order 33-50; that as a result of the alterations now proposed two of the three windows at the front wall are to be blocked off from the open interior or altered into a doorway so that only one window will remain at the front that could be accessible for the occupants, in addition to the two windows at the rear; that the approval of Alt. Applic. 39-48, as amended, was given on the basis that not more than five persons would be employed at manufacturing on the premises; that the building is used for the purpose of storing stainless steel, aluminum moldings, sheets, hardware, lumber and mechanical equipment; that permission is therefore sought to be relieved of compliance with the order of the fire commissioner on the grounds that the labor law does not enter into consideration as a requirement for the change to be made because of the low occupancy; that sufficient egress direct to the street is now shown to be provided; that the building is situated in a neighborhood where security of merchandise, equipment, expensive small tools is an important factor and any change in the present arrangement of bars would tend to invite an increase in the chance of burglary; that the boiler room is in the cellar and separated from the first floor by a concrete and steel floor system with access from the exterior only; and

WHEREAS, in the opinion of the Board, the approval under Alt. Applic. 39/48 is a variation of the State Labor Law, under which exits are required for spaces used for factory purposes having more than one person at factory work.

Resolved, that the decision of the fire commissioner, as expressed in Order #29389-LF, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that an additional door shall be constructed from the first

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floor to the street as indicated on plans filed with this appeal, marked "Received February 16, 1951" (2 sheets), in which case the two other windows adjacent may remain barred and that the two windows at the rear wall may remain barred, provided there is a ladder from the first floor to and through a scuttle in the roof, equipped with an easy-opening scuttle fastener, from which roof escape can be made in the event of fire to adjoining buildings of the same height; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

130-51-A

APPLICANT—Rudolf C. P. Boehler, for J. Arthur Mauch, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—348 West 42nd street, north side, 175 ft. east of 9th avenue (2nd floor); (Block 1032, Lot 57), Borough of Manhattan.

APPEARANCES—

For Applicant: Rudolf C. P. Boehler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (130-51-A)

WHEREAS, Rudolf C. P. Boehler, for J. Arthur Mauch, owner, filed February 28, 1951, an appeal from a decision of the borough superintendent, affecting premises 348 West 42nd street, north side, 175 ft. east of 9th avenue (2nd floor); (Block 1032, Lot 57), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 27, 1951, as to B.N. App. 3876/50, reads:

"1. Two means of exit must be provided from a factory area as per Sect. 271 of the Labor Law. Sprinkler system not acceptable as a 2nd means of egress under Sect. 271 L.L."

and

WHEREAS, the applicant states that the building is two stories, 28 ft. 6 in. height, 25 ft. by 98 ft. 9 in. in area at 1st floor, 25 ft. by 94 ft. in area at 2nd floor, of Class 3 construction, erected in 1912, located in a retail use, B area, Class 2 height district and used and occupied since 1925 as follows: Cellar, boilerroom and storage; 1st floor—store; 5 persons; 2nd floor, manufacture of electric appliances, 12 persons; that no change in use or occupancy is now proposed; that the building is provided with one 3 ft. 10 in. wide steel stairs with cement treads enclosed in fire-retarded partitions equipped with fire-proof, self-closing doors and leading direct to street; that a ladder and scuttle to roof is provided; that adjoining building to the south is 2 stories and to the west 5 stories; and

WHEREAS, the applicant states that the existing drop ladder on the easterly rear of the building will be removed as it is an encroachment on the adjoining property where a new 4-story building is under construction; and

WHEREAS, the applicant contends that the existing certificate of occupancy classifies the building as a factory on the 2nd floor with 12 employees at manufacturing; that there exists in the rear yard a stationary iron gooseneck ladder to the roof of the adjoining building, where a door leads to the stairhall and thence by iron stairs to the street; that this gooseneck ladder is accessible through a self-closing fireproof door leading to the rear yard and acting as an emergency exit; that the second floor is provided with a 4 ft. wide iron stairway leading direct to street, enclosed in fire-retarded partitions, equipped with a fireproof, self-closing door and required exit lights; that there also exists a stationary iron ladder from second floor to roof by means of a scuttle as indicated on plans filed with this appeal; that it is pro-

posed to install a sprinkler system throughout the entire second floor and stairway to provide greater safety; that to be required to create a second means of egress in the interior of the building would be a great hardship to the second floor tenant and the store owner on the first floor; that to install an outside iron stairway with counterbalanced ladder on the front of the building would reduce the value of the store and spoil the appearance of the building; that in view of these reasons and the small number of occupants on the second floor, it is felt that the existing 4 ft. wide enclosed stairway is adequate and it is therefore requested that the Board grant a variance of Section 271 of the Labor Law and accept the installation of a partial sprinkler system in lieu of a second means of egress; and

WHEREAS, the applicant states that the exits of the building in the rear to 43rd street are by agreement arranged so as to be used jointly as occasion may demand by both buildings.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law as cited in a decision of the borough superintendent acting on B.N. Applic. 3876-50, Objection 1, and that the decision be and it hereby is modified and that the appeal be and it hereby is granted to permit the exits as indicated on plans showing existing conditions marked "Received July 2, 1951," (2 sheets), and plans showing proposed conditions marked "Received July 11, 1951," (2 sheets), on condition that the balcony and ladder at the rear leading to the roof of the adjoining buildings at the rear facing on 43rd street shall be maintained with access across the roof of such 43rd street building and through a stair enclosed in fire retarded partitions leading directly to West 43rd street, on condition that a one source sprinkler system, which may be fed from the house water supply, provided the house water supply from street main is not less than 2½ in. in diameter, is installed throughout the cellar in lieu of the 2nd floor as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the occupancy of the 2nd story shall not exceed that permitted for the primary means of exit.

156-51-A

APPLICANT—Samuel Juster, for Effie Jemail, owner (Cirana Dress Co., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4805 8th avenue, east side, 40 ft. 2½ in. south of 48th street (1st floor); (Block 778, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Juster and Larson A. Jemail.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (156-51-A)

WHEREAS, Samuel Juster, for Effie Jemail, owner (Cirana Dress Co., lessee), filed February 20, 1951, an appeal from a decision of the Borough Superintendent, affecting premises 4805 85th avenue, east side, 40 ft. 2½ in. south of 48th street (1st floor), (Block 778, Lot 8), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated January 31, 1951, as to Alt. App. 3502/50, reads:

"1. Provide 2 means of exit from 1st fl., remote from each other in accordance with Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is 2 stories,

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24 ft. in height, 20 ft. by 65 ft. in area, of Class 3 construction, erected in 1926, located on a lot 20 ft. by 100 ft. in area, in a business use, D area, Class 1 height district; used and occupied since 1946 as follows: Cellar, storage and boilerroom; 1st fl., manufacturing dresses, 30 persons; 2nd floor, dwelling, 2 families; that no change in use or occupancy is now proposed; that the building is equipped with one 3 ft. wide wood stairs closed in lath and plaster partitions, equipped with wood, self-closing doors leading direct to street and provided with a ladder and scuttle to roof; and WHEREAS, Certificate of Occupancy #40410 issued September 25, 1926, upon completion of work under Permit 3058/26, permits the use of eight buildings as store and two family dwellings; and

WHEREAS, the applicant contends that the first floor will have two means of egress remote from each other, one direct to the street and the other direct to the yard; that in addition a fire-retarded vestibule will be erected at the front of the store adjacent to the entrance equipped with fireproof, self-closing door swinging out, thus creating a third exit; that it is also proposed to install a new sprinkler line at the center of the store ceiling which will adequately guard against fire and allow the occupants time to escape; that the proposed changes will make the premises safer than if a narrow hallway was provided extending to the center of the store; that the depth of the store is approximately 60 ft.; that there are two cellar exits, one to the street by means of area stairs and one to the yard by means of area stairs; that in addition there is a stair from the interior of the cellar to the first floor, enclosed at cellar level with fireproof partition, equipped with fireproof self-closing door; that the yard is about 40 ft. in depth and a person forced into it would be in no danger from fire as an exit to adjacent yard can be provided by gate or by steps over the low fences.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law as cited in the decision of the borough superintendent, acting on Alt. App. 3502/50, Objection 1, be and it hereby is modified and that the appeal be and it hereby is *granted on condition* that in addition to the main exit to the street from the first floor and cellar, as indicated on plans filed with this appeal, marked "Received June 27, 1951" (2 sheets) there shall be steps constructed against the fence in the yard at the rear line so as to provide means for reaching the top of the 4 ft. fence; that the rear yard, approximately 35 ft. deep, shall not be further encroached upon by buildings or otherwise, so as to interfere with such free passage; that in addition, if the owner so desires, there may be an additional vestibule, as indicated on such plans, exiting through the vestibule leading to the second story; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

227-51-A

APPLICANT—Van Dyck Rusling, for Metropolitan Life Insurance Company, owner (F. W. Woolworth Company, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1400-1420 Metropolitan avenue, northeast corner of Parkchester road (basement); (Block 3938, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Van Dyck Rusling and Arthur E. Johnson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (227-51-A)

WHEREAS, Van Dyck Rusling, for Metropolitan Life Insurance Company, owner, F. W. Woolworth Company, lessee,

filed January 24, 1951, an appeal from a decision of the borough superintendent affecting premises 1400 to 1420 Metropolitan avenue, northeast corner of Parkchester road (Basement); (Block 3938, Lot 1), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated January 4, 1951, acting on amendment to Sprinkler Applic. 1111-50, reads:

"2. Obtain approval from Board of Standards and Appeals for increase in number of heads to existing system. See Cal. No. 356-47-A.

"Plans indicate initial installation of 150 heads.

"New plan indicates an additional 100 heads to existing system."

and

WHEREAS, the applicant states the building is nine floors and basement, 90 ft. 6 in. in height; 272 ft. 4 in. by 73 ft. in area, of Class 1 construction, erected 1940, located in a retail use, D area, Class 1 height district and used and occupied: basement, stores and storage, 150 persons; 1st floor, stores, 650 persons; 2nd floor, apartments and offices, 200 persons; 3rd floor to 9th floor—Class A multiple dwelling; that the building is equipped with a standpipe system, approved one source sprinkler system in a portion of the basement, two interior stairs and two fire towers; and

WHEREAS, Certificate of Occupancy 2333 was issued June 24, 1941, upon completion of work under N.B. Applic. 675-38 and permits the present use and occupancy but does not contain a certificate of compliance under the Multiple Dwelling Law; and

WHEREAS, the applicant contends that it is proposed to extend the present sprinkler system to the extended area of the basement which will require an additional 100 heads; that the water supply is taken from the 6 in. domestic line in accordance with the resolution adopted by the Board under Cal. 346-47-A; that the same conditions prevail as prevailed at the time of the adoption of such resolution; that the basement has two enclosed exits to the store floor adjacent to the street doors; and

WHEREAS, the applicant states that in 1947 a sprinkler system comprising 150 heads was installed in the part of the basement then occupied by F. W. Woolworth Company after permission was granted by the Board under Cal. 356-47-A to connect this system to the existing 6 in. domestic water supply; that due to minor alterations it is necessary to remove 17 of these heads, reduce the number to 133; that the Woolworth Company has leased additional space in the basement and proposes to install sprinklers as an extension to the present system; that the extension will require 100 additional heads including 17 replacements and relocations of heads; that the system as proposed will have a total of 233 heads which is 33 in excess of the allowable number for a 6 in. supply; that on the basis of performance of sprinkler systems the records show that 95 per cent of all fires are extinguished by the operation of 5 heads or less, thus the 6 in. supply is adequate; that it is therefore requested the Board grant permission to connect the sprinkler extension to the existing 6 in. supply as this is a voluntary installation; that there is no change in the conditions at the building except the terra cotta partition existing between the present sprinklered area and the area to be sprinklered will be removed; and

WHEREAS, the premises were inspected by a Committee of the Board; and

WHEREAS, combustible partitions existed in the cellar, which are unlawful and should be removed or replaced by lawful partitions.

Resolved, that the decision of the borough superintendent, acting on amendment to Sprinkler Applic. 1111/50, objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the sprinkler system in the extended cellar shall comply with the requirements of the resolution adopted this day amending resolution adopted under Cal. 356-47-A on June 10, 1947.

333-51-A

APPLICANT—Unger and Unger, for New York City Housing Authority, owner.

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SUBJECT—Appeal from a decision of the borough superintendent (under section 36 of the General City Law re buildings re buildings not fronting on legal streets).

PREMISES AFFECTED—1841-1851 Fulton street, north side, block bounded by Patchen avenue, Bainbridge street, Ralph avenue and McDougal street, 311-329 Patchen avenue, 322-324 Bainbridge street and 250, 254, 272 to 280 Ralph avenue (buildings 5, 6, 7 and 8); (Block 1688, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jay S. Unger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (333-51-A)

WHEREAS, Unger and Unger, for New York City Housing Authority, owner, filed May 9, 1951, an application pursuant to Section 36 of the General City Law, to permit the erection of buildings not fronting on mapped streets, affecting premises 311-329 Patchen avenue, 322-324 Bainbridge street, 250, 254, 258, 272 and 280 Ralph avenue and 1841-1851 Fulton street (Brevoort Houses); (Bldgs. 5, 6, 7 and 8); (Block 1688, Lot 1), Borough of Brooklyn; and

WHEREAS, the decisions of the borough superintendent, dated May 2, 1951, as to N.B. App. 133, 134, 135 and 137/51; read:

"1. Proposed seven story Class One residence structure located at varying distances from and not having unobstructed frontages on a legal street violates Section 36 of the General City Law."

and

WHEREAS, the applicant states that the premises consist of a plot 867 ft. by 1,009 ft. in area in a business and residence use, C area, Class 1 height district, upon which it is proposed to erect a series of 7-story Class A, Class 1 constructed multiple dwellings; that the development will also contain maintenance facilities, community centers, boilerrooms, laundries, children's center and health station; and

WHEREAS, the applicant contends that the net site area is 747,200 sq. ft. and the site coverage will be 16.25%; that each building will have access directly to a public street by means of paths and walks, having a minimum width of 15 ft., as indicated on plans filed with this application; that only buildings 5, 6, 7 and 8 are the subject of this application; all other buildings will face directly on a legally mapped street.

Resolved, that the decisions of the borough superintendent, acting on N.B. Applications 133, 134, 135 and 137/51, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 36 of the General City Law, to permit access to the proposed multiple dwellings to the street, as proposed and as indicated on plans filed with this appeal marked "Received May 9, 1951" (4 sheets), *on condition* that such driveways and roadways as thereon indicated shall be so maintained at all times as to permit access to the street from such multiple dwellings; and that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto.

388-51-A

APPLICANT—Joseph Schafran, for Morton Pickman, Bess Berley and Esther Ellman, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—206-10 to 206-16 86th road and 86-50 to 86-54, 86-60 to 86-64, 86-72 to 86-76, 86-80 to 86-84 and 86-92 to 86-96 208th street (Block 10590, Lot 100); 209-10 to 209-16 and 209-30 to 209-34 86th drive and 210-10 to 210-16 and 210-34 to

210-40 Grand Central parkway (Block 10592, Lot 150); 209-31 to 209-35 86th drive, 86-09 to 86-15, 86-35 to 86-39, 86-61 to 86-65 and 86-91 to 86-95 208th street and 208-26 to 208-30, 208-70 to 208-76 and 208-84 to 208-90 Grand Central parkway (Block 10593, Lot 2); 206-09 to 206-15 86th road and 86-02 to 86-06, 86-16 to 86-20 and 86-26 to 86-30 208th street (Block 10599, Lot 100), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (388-51-A)

WHEREAS, Joseph Schafran, for Morton Pickman, Bess Berley and Ester Ellman, owners, filed May 10, 1951, an appeal from a decision of the borough superintendent, affecting premises 86-02 to 86-30 208th street; 206-09 to 206-15 86th road (Block 10599, Lot 100); 206-10 to 206-16 86th road; 86-50 to 86-96 208th street (Block 10590, Lot 100); 209-10 to 209-34 86th drive; 210-16 to 210-40 Grand Central parkway (Block 10592, Lot 150); 208-26 to 208-30 Grand Central parkway; 208-84 to 208-90 Grand Central parkway; 209-31 to 209-35 96th drive; 86-09 to 86-95 208th street (Block 10593, Lot 2), Hollis, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated May 2, 1951, acting on N.B. Applies. 8711 to 8732-50, inclusive, reads:

"10M. Garage roof within required open spaces shall be finished and accessible so as to be usable as open space. Provide regulation stair 3 ft. clear width, hand-rail each side to garage roof.

Sec. 19-B zoning resolution and Department Rules and Regulations

6-B.C. The proposed thickness of 8 in. for hollow interior walls, is insufficient. (Sec. 8.4.3.2.6—B.C.)

7.B.C. Fire partitions, presumably are required to terminate, as fire walls, at the top of the roof boards Sec. 10.4.1.2-b—B.C."

and

WHEREAS, the applicant states that the premises consist of a plot 2165.26 ft. by 1040 ft. irregular in area, located in a residence use, F area, Class ½ and Class 1 height district, upon which it is proposed to erect 22 three story class 3 constructed multiple dwellings pursuant to variance granted by the Board under Cal. 834-50-BZ; and

WHEREAS, the applicant states that subsequent to the action by the Board under Cal. 834-50-BZ, the borough superintendent raised an objection, No. 9M, that garage roof extensions in outer courts are not accessible; that in order to expedite the issuance of permits this objection was complied with and subsequent amendment filed to omit the access to the roof of the garage within the outer court of the multiple dwellings; and

WHEREAS, the applicant contends as to Objection 10M, issued by the borough superintendent that Section 19B does not apply as the provisions for finished and accessible roofs over garages is not applicable when the garages are within the multiple dwellings; that the garages in question are definitely within the multiple dwellings although a portion of them extends under the outer court; that there is no wall separating the garage under the main envelope of the building from that portion of the garage extending under the outer court; and

WHEREAS, the applicant contends as to Objection 6, that Section 8.4.3.2.6 applies to bearing walls of hollow masonry and Section 8.4.9.3 allows for non-bearing walls to be 4 in. less than the thickness required for bearing walls but requires them to be at least 8 in. thick; that the walls in question are non-bearing fire partitions less than 30 ft. high

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and installed solely for the purpose of subdividing the building into areas less than 3,000 sq. ft.; and contends as to Objection 7, that the requirements of Section 10.4.1.2 b apply to fire walls only and Section 10.4.2.1 does not require the fire partitions to be carried to the top of the roof board; that it is proposed to carry the fire partitions to the underside of the roof boarding and to have any space between the top of the partitions and the underside of the roof board grouted with cement mortar; that this form of construction is more desirable and practical as the roof material has a solid and continuous base and is not subjected to damage by shrinkage or settlement.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 8711 to 8732/50, inclusive, Objection 10M, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution *amended* this day as an amendment to Cal. 834-50-BZ shall be complied with; as to Objection 6 B.C., that the type of masonry for the interior wall required under the Building Code to divide these buildings into areas of not over 3,000 sq. ft. may be of any type of masonry approved for the required fire rating and of the 8 in. thickness as specified; and withdrawn as to Section 7 B.C. to comply.

434-51-A

APPLICANT—News Syndicate Co., Inc., owner.

SUBJECT—Appeal from a decision of the deputy commissioner of Marine and Aviation.

PREMISES AFFECTED—Ferris street, north side, from Wolcott to Coffey streets (Blocks 573 and 595A, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: F. J. Turnbull and H. Herkimer.

ACTION OF BOARD—Recommendation granted.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee.....	3
Negative:	0
Not Voting: Commissioner Kleinert.....	1

THE RESOLUTION (434-51-A)

WHEREAS, News Syndicate Co., Inc., owner, filed June 4, 1951, an appeal from a decision of the Commissioner of Marine and Aviation, affecting north side of Ferris street between Wolcott and Coffey streets (Block 573 and Block 595A, Lot 1), Borough of Brooklyn; and

WHEREAS, the decision of the Commissioner of Marine and Aviation, dated May 16, 1951, Ind. #39159, reads:

"A revised plan was submitted by the Raisler Corporation on April 12, 1951, showing two 8" water connections in the valve room for the proposed sprinkler installation in the warehouse on your privately-owned waterfront property at the foot of Coffey and Wolcott streets, Borough of Brooklyn.

The Fire Department advised that in view of the excess number of sprinkler heads in one fire area and the impracticability to provide water supply in accordance with Section C26-1355.0 Administrative Code, the sprinkler system may be accepted as a voluntary installation but will not waive requirements of C26-1381.0 of the Administrative Code relative to the required installation of a standpipe system.

The permit for the proposed sprinkler system to serve as a substitute for the requirements of a standpipe system is denied.

Application may be made to the Board of Standards and Appeals for a variance."

and

WHEREAS, the applicant states that the proposed building which is now under construction will be two stories, 46 ft. in height, 327 ft. by 379 ft. in area, of Class 1 construction on a lot 529 feet by 450 ft. in area, located in an unrestricted use, A area, Class 2 height district, used and occupied as

follows: 1st floor—storage of rolled paper, 30 persons; 2nd floor—storage of rolled paper, 10 persons; that the building will be equipped with a two-source sprinkler system throughout; that an interior fire alarm system will be installed; that there will be three interior 3 ft. 6 in. wide fireproof stairs and three fire towers; and

WHEREAS, the applicant has filed with the Board a copy of a certificate of the Dept. of Water Supply, Gas and Electricity, stating that a hydrant flow test at the premises shows the following results: that the static pressure taken on the second hydrant on Coffey St. west of Ferris St. was 52 pounds; that the residual pressure at this point was 48 pounds when 500 gallons per minute were flowing from the first hydrant on Coffey St. west of Ferris street; that the size of the main is 8 in. and the control valve is located 15 ft. west of the west curb line of Ferris St.; and

WHEREAS, the applicant contends that the building will be equipped throughout with an automatic dry pipe sprinkler system complying with the requirements of the Building Code in all respects except the supply and will comply with the requirements of the N. Y. Fire Insurance Rating Organization; that the largest connections which can be taken off the city mains are the two 8 in. connections proposed, as indicated on Drawing #887-14 filed with this appeal; that the question involved in this appeal is whether there the two 8 in. connections should be approved as being adequate for the proposed sprinkler system; that the total number of heads will be as follows: 1st floor, 968; large loading docks, 96; small loading docks, 16; stairwells, 8; total throughout first floor, 1,088 heads; 2nd floor, 968 heads; elevator shaft and stairwell, 22 heads; total throughout 2nd floor, 990 heads; that the maximum number of heads in a fire area will be 968 against the maximum allowable under the code of 880 heads for two 8-inch connections; that the two 8-inch connections to the city main having a pressure of 48 lbs. per square inch are more than adequate to supply the 968 heads per fire area; that the minimum requirements under the Code are for 15 lbs. per square inch pressure at the top line of sprinklers; that there will be an excess pressure of 14.26 lbs. per sq. in. which would provide in excess of 6,500 gallons per minute to the two 8-inch mains; that the total amount of water required for 968 sprinkler heads is 4,840 gallons per minute; that it is therefore apparent that the supply as proposed is ample for the system; that in addition the system will be equipped with a central station waterflow alarm connected to the American District Telegraph Co.; that the N. Y. Fire Insurance Rating Organization has approved the installation; that the material to be stored in the building is tightly rolled newsprint in watertight wrapping and accessories and is generally considered to be non-hazardous and slow-burning; that as the building is a large area and unheated the installation of a standpipe is difficult and burdensome; that the overall fire areas will actually be separated into seven separate and distinct barriers by incombustible baffles which will act as draft stops to minimize the number of sprinkler heads fusing in the event of fire; that in view of the conditions herein described it is requested that the sprinkler system as proposed be accepted in lieu of a standpipe system as required under Section C26-1381.0 of the Administrative Code.

Resolved, that the Board of Standards and Appeals does hereby *recommend* to the commissioner of Marine and Aviation the acceptance of the installation of the proposed sprinkler system in lieu of a standpipe installation in the building, in accordance with the provisions of Section C26-1381.0 of the Administrative Code, *on condition* that the existing 6 in. main in Dikeman street, running northwesterly from Ferris street, shall be removed and a new 8 in. main shall be installed in Dikeman street, bypassing the main in Ferris street to connect to the existing 6 in. main in Dikeman street southeasterly of Ferris street, which main is in turn fed from the existing 20 in. main on Connover street; and that a new 8 in. main shall be installed within the premises to connect the 8 in. main in Coffee street with the new 8 in. main in Dikeman street; that the system shall be fed by two 8 in. connections to the new 8 in. main within the

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premises; that shut-off valves shall be installed in such new 8 in. mains so located that in the event of the city main feeding this system, adequate supply can be maintained as indicated on revised drawings marked "Received July 6, 1951" (Drawing 887-14A).

448-51-A

APPLICANT—Jay M. Spinner, for 924-26 Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—924-926 Broadway, east side, 22 ft. 5 in. north of East 21st street (2nd, 3rd and 4th floors); (Block 850, Lots 14 and 15), Borough of Manhattan.

APPEARANCES—

For Applicant: Jay M. Spinner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (448-51-A)

WHEREAS, Jay M. Spinner, for 924-26 Realty Corporation, owner, filed May 15, 1951, an appeal from a decision of the borough superintendent, affecting premises 924 to 926 Broadway, east side, 22 ft. 5 in. north of East 21st street (2nd, 3rd and 4th floors); (Block 850, Lots 14 and 15), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated April 15, 1951, acting on Alt. Applic. 302-51, reads:

"1. Fire escape as second means of egress is not acceptable. Buildings should comply with Sec. 270 Labor Law."

and

WHEREAS, the applicant states that the building is 2 and 4 stories, 28 and 55 ft. in height; 39 ft. 10 in. by 102 ft. 9 in. and 113 ft. 4 in. in area at 1st floor; 39 ft. 10 in. by 67 ft. 9 in. and 78 ft. 4 in. in area at typical floor, of class 3 construction; erected prior to 1880; located in an unrestricted use, B area, Class 2 height district; and used and occupied since 1943 as follows: cellar, boiler room and storage, 2 persons; 1st floor, stores, 10 persons; 2nd floor, offices, showroom and storage, 6 persons; 3rd floor, storage, 3 persons; 4th floor, cloth cutting and sewing, 25 persons; and

WHEREAS, it is proposed to increase the building to 4 stories 55 ft. in height throughout, 39 ft. 10 in. by 113 ft. 4 in. and 102 ft. 9 in. in area throughout, in Class 3 construction and use and occupy it upon completion of the alteration and extension as follows: cellar, boiler room and storage, 2 persons; 1st floor, stores, 10 persons; 2nd floor, office, showroom and storage, 8 persons; 3rd floor, storage, 4 persons; 4th floor, cloth cutting and sewing, 25 persons; and

WHEREAS, the applicant states that the building is equipped with one 3 ft. 8 in. wide steel and concrete interior stairs, masonry enclosed, leading from roof bulkhead direct to street and equipped with fireproof self-closing doors; that in addition there is one fire escape serving the rear 3rd and 4th floors extending to roof by ladder; that window and door openings on the course of the rear fire escape are not fireproof self-closing; that adjoining buildings are 150 ft. in height on the north and south; that the building to the west is 65 ft. in height; and

WHEREAS, the applicant states that this appeal is to obtain approval for the use of a labor law fire escape as a secondary means of egress from this building which was erected prior to 1913 and is now proposed to be extended in area; that it is now proposed to extend the 3rd and 4th floors to the full area of the lot and to install a labor law fire escape at the front of the building to serve as a secondary means of egress; and

WHEREAS, the applicant contends that the building is oc-

cupied on the 1st floor by two stores and on the 2nd and 3rd floors by the owner, engaged in the china ware business; that the 4th floor is leased for the manufacture of garments; that it is proposed to utilize the additional space for storage of china ware on the 3rd floor and for the storage of raw materials and finished products of the garment manufacturer on the 4th floor; that it is not proposed to increase the occupancy; that the owner proposes to install a voluntary approved type sprinkler system throughout the building for which a separate application will be filed with the borough superintendent; and

WHEREAS, the applicant states that under Alt. Applic. 3020-21 approval was given for the use of the upper floors for offices and showrooms with a total occupancy of 140 persons.

Resolved, that the Board of Standards and Appeals does hereby make a variation of the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 302/51, Objection 1, and that the appeal be and it hereby is granted to permit the exits as proposed and as indicated on plans filed with this appeal, marked "Received June 25, 1951" (3 sheets), on condition that the proposed new fire escape on the front of the building shall comply with the requirements of the Labor Law in all respects; that the existing rear fire escape on the 3rd and 4th stories leading to the roof of the second story may be omitted, in view of the proposed extension of such stories to the rear lot line; that the proposed one-source voluntary sprinkler system shall be maintained to the satisfaction of the fire commissioner.

449-51-A

APPLICANT—Harold J. Levinson, for Belmar Holding Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—157-05 20th road and 20-33 Clintonville street, northeast corner (Block 4750, Lot 1); 157-11 20th road, north side, 65.81 ft. east of Clintonville street (Block 4750, Lot 80), 157-55 20th road, north side, 81 ft. west of Willets Point boulevard (Block 4750, Lot 57); 157-59 20th road, north side 40.5 ft. west of Willets Point boulevard (Block 4750, Lot 55); 157-63 20th road and 158-43 Willets Point boulevard, northwest corner (Block 4750, Lot 53), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Harold J. Levinson and Benjamin Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (449-51-A)

WHEREAS, Harold J. Levinson, for Belmar Holding Corporation, owner, filed June 25, 1951, an appeal from decisions of the borough superintendent, affecting premises 157-05 to 157-11 20th road and 157-55 to 157-63 20th road, northeast corner Clintonville street and northwest corner Willets Point boulevard, (Block 4750, Lots 1, 53, 55, 57 and 80), Whitestone, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated June 15, 1951, in acting on N.B. Applic. 2867, 2868, 2879 2880 and 2881-1951, reads:

"1. The erection of frame dwelling within fire limits is contrary to Sec. 4.1.2 and 4.2.1 of Building Code.

"2. The use of 2 in. beams within fire limits is contrary to Sect. 7.1.4 of B.C."

and

WHEREAS, the applicant states that the premises are located in the business and residence use D area, Class height district, and will be subdivided into separate lots each approximately 40.5 ft. by 100 ft. in area, and it is proposed

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to erect on each such lot a one story 14 ft. high, Class 4 constructed one-family dwelling 25 ft. 8 in. by 42 ft. in area; and

WHEREAS, the applicant contends that it was originally proposed to construct stores on the premises within the business use district; that this proposal was abandoned when it met opposition from purchasers of dwellings who requested the builders to maintain the residential character of the neighborhood; that the dwellings will be spaced with a distance of approximately 14 ft. 10 in. between buildings except for the corner buildings which will be so located on the lots as to be approximately 13 ft. from the side lot lines towards the business use district; that neither the F.H.A. nor the banks are willing to extend mortgages for attached brick dwellings in this vicinity; that the proposed dwellings will be similar in style to the construction of the other 50 odd dwellings in the surrounding area; that provision has been made at the rear of each lot for open parking, however it is requested that the resolution provide for the future erection of an accessory garage at the rear of each lot; and

WHEREAS, plans filed with this appeal indicate that it is proposed to surface the exterior of the front of each proposed dwelling with brick or stone veneer from foundation to plate line at attic floor level; that the balance of the exterior walls of the building will be surfaced with asbestos or wood shingles, roofs will be surfaced with asphalt shingles.

Resolved, that the decision of the borough superintendent, acting on N.B. Applications 2867, 2868, 2879, 2880 and 2881-1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted as to Obj. 1, on condition* that the proposed frame buildings shall comply with the requirements for a similar building when erected outside of the fire limits and shall comply as to area with the requirements of a residence use, D area district; that any garages erected as accessory to each one of the houses shall be of Class 3 construction complying as to location with the requirements of a D area district; as to Objection 2, that the use of two inch beams may be permitted, provided that in all other respects the requirements of this resolution shall be complied with; that the buildings in all other respects shall comply with all laws, rules and regulations applicable thereto; that each building shall be limited to a residence for one family.

197-47-A

APPLICANT—Strauss and Abrahams, for Estate of Minnier Herman, owner.

SUBJECT—Application for consideration—reopening and reconsideration—re Appeal from an order of the fire commissioner (previously denied).

PREMISES AFFECTED—150 Beach 31st street and 30-15 Lewmay road, southeast corner (Block 302, Lot 30), Edgemere, Borough of Queens.

APPEARANCES—
For Applicant: Samuel Abrahams.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (197-47-A)

WHEREAS, this appeal from an order of the fire commissioner, affecting premises: 150 Beach 31st street and 30-15 Lewmay road, southeast corner (Block 302, Lot 30), Edgemere, Borough of Queens was denied by the Board April 15, 1947; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 15, 1947, by adding thereto:

“ . . . that nothing herein contained shall prevent the fire commissioner from rescinding Order 18980-LF, in view of the building being certified by the Department

of Housing and Buildings, that all the requirements applicable to this building under the Multiple Dwelling Law have been complied with, including the sprinkler system.”

356-47-A

APPLICANT—Van Dyck Rusling, for Metropolitan Insurance Co., owner (F. W. Woolworth Co., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—1410-1420 Metropolitan avenue, east side, 251.2 ft. north of McGraw avenue (Building S-9, Parkchester Houses); (Block 3938, Lot 1), Borough of The Bronx.

APPEARANCES—
For Applicant: Van Dyck Rusling and Arthur E. Johnson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (356-47-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 1410-1420 Metropolitan avenue, east side, 251.2 ft. north of McGraw avenue (Building S-9, front); (Parkchester Houses); (Block 3938, Lot 1), Borough of The Bronx was granted by the Board June 10, 1947, on certain conditions; and

WHEREAS, the resolution was amended July 22, 1947; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on June 10, 1947, by adding thereto:

“that in the event the owner leases additional space in the building, including the cellar, to the lessee, that the sprinkler system required by resolution adopted June 10, 1947, may be extended as proposed and as indicated on plans filed in Cal. 227-51-A, marked “Received January 24, 1951” (7 sheets) and “July 3, 1951” (1 sheet), *on condition* that the requirements of the resolution as adopted by the Board on June 10, 1947, shall be complied with as to the entire cellar; that the water supply shall be as proposed and as indicated on such revised plan marked “Received July 3, 1951”; that any partitions in the cellar not complying with the requirements of the Building Code shall be removed or replaced with lawful partitions; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the resolution adopted this day, under Cal. 227-51-A shall be complied with.”

90-50-A

APPLICANT—Paul Friedman, for Portlite Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—552-554 Atlantic avenue, south side, 350 ft. east of 3rd avenue (Block 186, Lot 25), Borough of Brooklyn.

APPEARANCES—
For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

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THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (90-50-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 552-554 Atlantic avenue, south side, 350 ft. east of Third avenue (Block 186, Lot 25), Borough of Brooklyn was granted by the Board May 16, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 16, 1950, by adding thereto:

"... that the use of the 1st, 2nd, 4th and 5th floors may be changed as proposed from the uses as stated in the resolution adopted by the Board on May 16, 1950, so that on such floors the additional factory use of wiring and assembly of electric lamps may be added on the 1st floor; that the 2nd floor may be occupied for light manufacture for needle work, jewelry, etc., the 4th floor for assembly of albums for pictures; 5th floor for packing and shipping ladies' pin curlers, as indicated on plans marked "Received June 21, 1951" (4 sheets), *on condition* that in all other respects the resolution as adopted by the Board on May 16, 1950, shall be complied with; that in no event shall the amount of space occupied for factory work exceed the area as permitted therefor, within the district in which this building is located; that the bronze covered doors at the entrance to the building shall be of a type similar to the requirements of the Board for 1½ hour rating as manufactured by the Acme Kalamein Door and Sash Company, Inc.; that the requirements of the resolution as adopted May 16, 1950 shall be complied with in all other respects (Alt. 3126-49)."

19-51-A

APPLICANT—John T. Kelleher, Borough Superintendent.

OWNER OF PREMISES—Mansfield Associates, Inc.

LESSEE—Bernard Gudagno.

SUBJECT—Revocation of Certificate of Occupancy Q60907/49—re Permit 8161/49 and Alt. 802/49.

PREMISES AFFECTED—82-73 Parsons boulevard, southeast corner of 82nd drive (Block 6859, Lot 14), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Owner: None.

ACTION OF BOARD—Laid over to September 18, 1951, at 2 P.M., pending filing of zoning application by the applicant.

129-51-A

APPLICANT—Jacob W. Sherman, for Robert Powers, Georgianna Goerke, Kings County Trust Co., trustee for Estate of George A. Powers, owners (Ben Tucker's Hudson Bay Fur Co., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—555 Fulton street, north side, 83 ft. east of Bond street and 557 Fulton street, north side, 103 ft. east of Bond street (Block 2093, Lots 30 and 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 17, 1951, at 2 P.M. for inspection and decision.

359-51-A

APPLICANT—Sidney Daub, for 27 Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

tendent.

PREMISES AFFECTED—27-31 Bleecker street, north side, 75 ft. east of Shinbone alley (Block 529, Lot 55), Borough of Manhattan.

APPEARANCES—

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 17, 1951, at 2 P.M. at request of applicant's representative.

383-51-A

APPLICANT—Morris and Sylvia Philip, adjoining owners.

OWNER OF PREMISES—2505 Grand Ave. Corp.

SUBJECT—Appeal from a decision of the borough superintendent—re revocation of Alt. 989-47.

PREMISES AFFECTED—2505 Grand avenue, northwest corner of West 190th street (Block 3214, Lot 60), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Owner: Harry Hurwit and Benjamin Feldstein.

ACTION OF BOARD—Laid over to July 17, 1951, 2 P.M. for further consideration.

ZONING APPLICATIONS

492-27-BZ—Vol. II

APPLICANT—Morton S. Cahn, for Halward Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, to permit in a business use district, the change in occupancy from gasoline service station (previously granted by the Board), to gasoline service station, sales office, lubritorium, brake testing, wheel alignment and extension of existing structure.

PREMISES AFFECTED—1134-1144 East New York avenue and 2-12 East 98th street, southwest corner (Block 4600, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morton S. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (492-27-BZ—Vol. II)

WHEREAS, this application under section 21 of the zoning resolution to permit the erection and maintenance of a gasoline service station, affecting premises 1134-1144 East New York avenue, southwest corner of East 98th street (Block 4600, Lot 7), Borough of Brooklyn, was granted by the Board as Vol. I February 28, 1933, on certain conditions; and

WHEREAS, the resolution was amended May 31, 1933, September 15, 1936, November 8, 1939, November 26, 1940; and

WHEREAS, the resolution was further amended July 23, 1946, as Vol. II; and

WHEREAS, plans submitted as being in substantial compliance with the requirements of the Board were approved January 14, 1947; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended September 26, 1950; and

WHEREAS, the applicant requested further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1933,

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as amended through July 19, 1949, and as extended as to time to complete on September 26, 1950, by adding thereto:

"... that irrespective of the resolutions heretofore adopted the length of the waiting room may be reduced from 36 ft. to 22 ft. 6 in. and four additional 550 gallon gasoline storage tanks making a total of twelve (12) 550 gallon gasoline storage tanks may be installed; that minor alterations in the interior arrangement of the office partitions and sales portion may be made as indicated on revised plans marked "Received June 29, 1951," (2 sheets), *on condition* that in all other respects the resolution as adopted by the Board as amended through September 26, 1950, shall be complied with (Alt. 3441-45)."

1190-27-BZ—Vol. II

APPLICANT—Cities Service Oil Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution, previously granted on condition, under section 7c and 21 of the zoning resolution, to permit partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station in addition to a garage for more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—402-414 West 155th street, south side, 45 ft. north of St. Nicholas place (Block 2069, Lot 21), Borough of Manhattan.

APPEARANCES—

For Applicant: Benjamin Mosher and Leonard N. Freed.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1190-27-BZ—Vol. II)

WHEREAS, this application, under section 7e, the building zone resolution, to permit partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles and also a gasoline service station, premises 400-414 West 155th street and 91-99 St. Nicholas place, Borough of Manhattan, was granted by the Board as Vol. I, April 3, 1928, on certain conditions; and

WHEREAS, plans were approved May 15, 1928 as being in substantial compliance with the Board's requirements; and

WHEREAS, the resolution was amended April 22, 1941; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 3, 1928, as amended May 15, 1928 and April 22, 1941, by adding thereto:

"Resolved, that a reinforcement of foundation and minor changes in design of accessory building may be permitted as indicated on revised plans marked 'Received June 29, 1951,' (5 sheets), and as passed upon by the borough superintendent under Alt. Applic. 797-51, objection dated June 12, 1951, *on condition* that in all other respects the resolutions adopted by the Board on April 3, 1928, as amended May 15, 1928 as to approval of plans and as amended April 22, 1941, shall be complied with in all other respects and that a new certificate of occupancy shall be obtained."

668-46-BZ

APPLICANT—Larry Meltzer, for M. F. J. Realty Corporation, new owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, to permit in a residence and business use district, the change in use of an existing building from school to manufacturing.

PREMISES AFFECTED—94-19 to 94-29 82nd street, 82-01 to 82-15 Rockaway boulevard, northeast corner, 82-13 to 82-19 95th avenue and 94-20 to 94-40 83rd street (Block 9011, Lot 14), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Larry Meltzer and Morris Halper.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (668-46-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in residence and business use districts the change in use of an existing building from school to manufacturing; premises: 94-19 to 94-29 82nd street, 82-01 to 82-15 Rockaway boulevard, northeast corner, 82-13 to 82-19 95th street and 94-20 to 94-40 83rd street (Block 9011, Lot 14), Woodhaven, Borough of Queens, was granted by the Board October 15, 1946, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 15, 1946, only so far as it has reference to a portion of the ground area to be paved but not used in connection with the manufacturing use but available for use for recreational purposes for the employees, so that as amended this portion of the resolution shall read:

"... except that such space may be used in part for the parking of motor vehicles belonging to the employees and customers provided such motor vehicles are of the pleasure car type only, as indicated on revised plans marked "Received July 9, 1951," (1 sheet), *on condition* that in all other respects the resolution as adopted by the Board on October 15, 1946, shall be complied with and the additional uses established on the open area shall be discontinued (Alt. 1960-46)."

1076-46-BZ

APPLICANT—Peggy Cooney, for B. & E. Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension of an existing gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop, office and storage room.

PREMISES AFFECTED—104-02 to 104-08 Atlantic avenue, 93-29 to 93-43 104th street, southeast corner and 104-01 to 104-03 94th avenue (Block 9384, Lots 1, 3 and 59), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: E. H. Snackenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

MINUTES

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1076-46-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district the reconstruction and extension of an existing gasoline service station, auto repair shop and office to include gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, office and storage room; affecting premises 104-02 to 104-08 Atlantic avenue, 93-29 to 93-43 104th street, southeast corner and 104-01 to 104-03 94th avenue (Block 9384, Lots 1, 3 and 59), Richmond Hill, Borough of Queens was granted by the Board July 15, 1947, on certain conditions; and

WHEREAS, plans were approved December 16, 1947 and March 22, 1949 as being in substantial compliance with the Board's requirements; and

WHEREAS, the resolution was amended January 23, 1951; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board July 15, 1947, as thereafter *amended* by resolutions adopted through January 23, 1951, by adding thereto:

"... that irrespective of plans heretofore filed, the number of pump islands may be changed so as to provide three pump islands each with two pumps and to be fed from eight (8) 550 gallon gasoline storage tanks as indicated on revised plan marked "Received July 9, 1951," (1 sheet), *on condition* that in all other respects the resolution adopted on July 15, 1947, as *amended* for approval of plans on December 16, 1947, as *amended* by resolution adopted March 22, 1949 and January 23, 1951, shall be complied with (N.B. 9327-46)."

65-47-BZ

APPLICANT—Sanders and Glazer, for Carmen Pisano, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution for a term of years, to permit in a local retail use district, the extension of existing building and the change of occupancy from three stores and eight families to funeral chapel and seven families and the erection of a garage at rear for five (5) motor vehicles.

PREMISES AFFECTED—54-56 Tompkins avenue and 712-720 Park avenue, southwest corner (Block 1739, Lots 38 and 39), Borough of Brooklyn.

APPEARANCES—

For Applicant: Louis Sanders.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (65-47-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a local retail use district, the extension of existing building and the change of occupancy from three stores and eight families to funeral chapel and seven families and the erection of a garage at rear for five (5) motor vehicles; affecting premises 54-56 Tompkins avenue and 712-720 Park avenue, southwest corner (Block 1739, Lots 38 and 39) Borough of Brooklyn was granted by the Board July 15, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1947, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 350-46)."

128-47-BZ

APPLICANT—Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the inclusion of a motor vehicle repair shop in an existing gasoline service station, office, lubritorium and auto laundry.

PREMISES AFFECTED—152-01 to 152-07 Rockaway boulevard and 152-02 to 152-08 Baisley boulevard, northeast corner (Block 12257, Lot 17), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Nathan H. Gotthoffer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (128-47-BZ)

WHEREAS, this application under section 7i of the zoning resolution, to permit in a business use district, the inclusion of motor vehicle repair shop in existing gasoline service station, office, lubritorium and auto laundry, affecting premises 152-01 to 152-07 Rockaway boulevard, and 152-02 to 152-08 Baisley boulevard, northeast corner (Block 12257, Lot 17), St. Albans, Borough of Queens, was granted by the Board November 12, 1947 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended November 16, 1948 and April 3, 1951; and

WHEREAS, the resolution was amended April 3, 1951; and

WHEREAS, the applicant requested a further extension of time to complete the work and obtain permits.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 12, 1947, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that permits have been obtained, that all work has been completed and application for a new certificate of occupancy has been applied for, that such certificate of occupancy shall be obtained within three (3) months from the date of this *amended* resolution (Alt. 3408-46)."

154-50-BZ—Vol. II

APPLICANT—Morton S. Cahn, for Max Kirsch, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car-laundry, motor vehicle repair shop, accessory sales and office, and to permit the parking of more than five motor vehicles waiting to be serviced.

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PREMISES AFFECTED—5213-5219 Flatlands avenue, 1260-1264 East 53rd street, northwest corner and 5212 Avenue J (Block 7800, Lots 39-41, 42 and part of Lots 34 and 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morton S. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (154-50-BZ—Vol. II)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, sale of auto accessories, storage and office, and to permit the parking of more than five motor vehicles waiting to be serviced, affecting premise 5223-5229 Flatlands avenue and 1260-1264 East 53rd street, northwest corner and 5212-5224 Avenue J (Block 7800, Lots 39, 41 and 42), Borough of Brooklyn was granted by the Board July 11, 1950, as Vol. I, on certain conditions; and

WHEREAS, this application under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car laundry, motor vehicle repair shop, accessory sales and office, and to permit the parking of more than five motor vehicles waiting to be serviced, affecting premises 5213-5219 Flatlands avenue, 1260-1264 East 53rd street, northwest corner, and 5212 Avenue J (Block 7800, Lots 39, 41 and 42), and part of Lots 34 and 35), Borough of Brooklyn was amended March 13, 1951, as Vol. II; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 11, 1950, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

“... that in view of statement by applicant that permits have been obtained and the work has been substantially completed, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. 1860-50).”

212-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Jeannette G. Willis, owner.

SUBJECT—Application for consideration—reopening and amendment as to tanks—re application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, to permit for a term of fifteen years, in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, salesroom, parts department; and to permit the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3

Negative 0

Not Voting: Commissioner Keating..... 1

THE RESOLUTION (212-50-BZ)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in residence and business use districts, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department, and to permit the erection and maintenance of a gasoline service station with a ground sign extending beyond the building line, affecting premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens was granted by the Board December 5, 1950, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements were approved January 23, 1951; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted January 23, 1951, as to approval of plans by adding thereto:

“... that the cross wall near the intersection of 172nd street and Francis Lewis boulevard may be stepped down to heights as indicated on revised plan marked “Received July 2, 1951” (1 sheet), on condition that such wall shall be of brick as previously required and properly coped; that in all other respects the resolutions as above referred to shall be complied with in all respects (N.B. 700-50).”

834-50-BZ

APPLICANT—Joseph Schafran, for Morton Pickman, Bess Berley and Ester Ellman, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, to permit in a residence use, E, F and G-1 area district, the erection of multiple dwellings with setbacks a minimum of fifteen feet in the F area district portion of plot and with rear yards a minimum of twenty feet in the F and G-1 area districts and to permit more than one building on a lot and to permit the parking of motor vehicles on a portion of the required open spaces of plot.

PREMISES AFFECTED—86-02 to 86-06, 86-16 to 86-20 and 86-26 208th street and 206-09 to 206-15 86th road (Buildings A to D, inclusive); (Block 10599, Lot 100); 206-10 to 206-16 86th road, 86-50 to 86-54, 86-60 to 86-64, 86-72 to 86-76, 86-80 to 86-84 and 86-92 to 86-96 208th street (Buildings E to K, inclusive); (Block 10590, Lot 100); 209-10 to 209-16 86th drive, 209-30 to 209-34, 210-34 to 210-40 and 210-10 to 210-16 Grand Central parkway (Buildings L to P, inclusive); (Block 10592, Lot 150); 209-31 to 209-35 86th drive, 86-09 to 86-15, 86-35 to 86-39, 86-61 to 86-65 and 86-91 to 86-95 208th street, 208-26 to 208-30, 208-70 to 208-76 and 208-84 to 208-90 Grand Central parkway (Buildings Q to X, inclusive); (Block 10593, Lot 2), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

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THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (834-50-BZ)

WHEREAS, this application under sections 21 and 19-B(d) of the zoning resolution, to permit in residence use, E, F and G1 area districts, the erection of multiple dwellings with setbacks a minimum of fifteen feet in the F area district portion of the plot, and with rear yards a minimum of twenty feet in the F and G1 area districts, and to permit more than one building on a lot and to permit the parking of motor vehicles on a portion of the required open spaces of plot, affecting premises 86-02 to 86-06, 86-16 to 86-20 and 86-26 208th street and 206-09 to 206-15 86th road (Buildings A to D, inclusive); (Block 10599, Lot 100); 206-10 to 206-16 86th road, 86-50 to 86-54, 86-60 to 86-64, 86-72 to 86-76, 86-80 to 86-84 and 86-92 to 86-96 208th street (Buildings E to K, inclusive); (Block 10590, Lot 100); 209-10 to 209-16 86th drive, 209-30 to 209-34, 210-34 to 210-40 and 210-10 to 210-16 Grand Central parkway (Buildings L to P, inclusive); (Block 10592, Lot 150); 209-31 to 209-35 86th drive, 86-09 to 86-15, 86-35 to 86-39, 86-61 to 86-65 and 86-91 to 86-95 208th street, 208-26 to 208-30, 208-70 to 208-76 and 208-84 to 208-90 Grand Central parkway (Buildings Q to X, inclusive); (Block 10593, Lot 2), Hollis, Borough of Queens was granted by the Board March 27, 1951, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, it is the opinion of the Board that the garage roofs are located between wings of the proposed multiple dwelling and as such become an integral part thereof and in view of the distance above grade, any regulation requiring a stair from the exterior for access to such roof so that such roofs can be used for play space or other required open space is not necessary and might create a hazardous condition.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 27, 1951, by adding thereto:

" . . . that the garage roofs located within the wings of the buildings as set forth under Cal. 388-51-A and being an integral part of the building are not proposed to be used as open spaces for playground and accordingly any requirement; that there shall be a stair for access thereto need not be complied with (N.B. 8711, 8712, 8714-8718, 8720, 8721 and 8725 to 8731/50 inc.).

201-27-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for L. and R. Realty Co., Inc., owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with motor vehicle repair shop, lubricatorium, auto laundry and office (previously granted for garage for more than five motor vehicles).

PREMISES AFFECTED—333-339 Reid avenue and 134-140 Chauncey street, southeast corner (Block 1692, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and I Rosenberg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider a new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

100-48-BZ—Vol. II

APPLICANT—Henry Nordheim, for John H. Bush, owner; Kesbec, Inc., lessee.

SUBJECT—Application for consideration—reopening and restoration to docket—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the maintenance of an existing building as a motor vehicle repair shop for a term of two years (previously withdrawn).

PREMISES AFFECTED—1878 (displayed) Valentine avenue, southeast corner of East 178th street (Block 2815, part of Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to docket as Vol. II, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 15, 1951, as they appeared in Bulletin No. 21, Vol. 36, are hereby corrected to read as follows:

654-49-SA

APPLICANT—The DeVilbiss Company, owner-manufacturer (Herbert Niedhammer, agent).

SUBJECT—Application reopened March 6, 1951—re amendment of resolution—re DeVilbiss Automotive Drying Oven (gas fired), previously approved.

APPEARANCES—

For Applicant: Imre Chairman.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (654-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 654-49-SA

April 12, 1951

Subject: Amendment of Resolution as to Distance From Spraying Apparatus.

The Board, October 31, 1950, approved the DeVilbiss Automotive Drying Oven (gas fired), on condition, in part, that the combustion air for the gas burners shall be drawn from outdoors. Request was made for an amendment to the resolution to permit use of this oven in explosive atmospheres, and the application was reopened March 6, 1951.

Description

It is proposed to obtain air, for combustion directly from the outer air and the products of combustion mechanically exhausted to the outer air. At present, air for heating the

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rying oven which is on the second floor, is obtained from the 2nd floor area, through a fiber glass filter, and is heated by passing through a surface combustion indirect duct type of heater. Part of the heated air is recirculated and part is mechanically recirculated to the outer air—1000 cu. ft. of air is circulated through the oven every minute.

Inspection and Test

This oven and spray booth combination was inspected and tested at 967 Atlantic Avenue. Present at the test were Chief Engineer Leslie V. Huber, of the Committee on Test, Joseph Mrowka, Division of Combustibles, Fire Department, and the Chairman, representing the applicant.

Recommendation

On the basis of the inspection and test, and the data submitted by the applicant, the Committee on Test recommends the amendment of the resolution to permit the DeVilbiss Automotive Drying Oven (Gas Fired), to be used in explosive atmospheres only to the extent of paint spraying and baking of lacquers, paints and enamels on motor vehicles, provided the requirements of the resolution of October 31, 1950, be complied with, and in addition, that the battery and

gasoline be removed from motor vehicles previous to baking operations; that the inspection and cleaning out plates, at the bottom of the combustion heater, be securely bolted thereto; that an interlocking device be provided to prevent spraying operating while oven *doors are open*, if the spray booth is installed within 25 ft. of the oven.

(Sgd.) EDWIN W. KLEINERT,
Commissioner.

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 31, 1950 in accordance with the above report.

*Correction—The words "is in use" omitted and the words "*doors are open*" substituted therefor, as indicated in italics in the next to the last line of the report of the Committee on Test under the heading of *Recommendation*.

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority

CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

PERIODICAL DIVISION,
UNIVERSITY OF ILLINOIS LIBRARY,
URBANA, ILL.

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 28 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the Administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction, provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BULLETIN

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CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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On July 30, 1951, Copy of Petition and Order of Certiorari was
served on the Board by Edwin E. Roberts, attorney for Frances
Casamassina, an objecting property owner, in re the Board's action
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COURT DECISIONS

Matter of Jacob Riis Neighborhood Settlement and the Presbyterian
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vehicles and the erection of an office for attendant; premises
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At Special Term, Supreme Court, Mr. Justice Levey, sus-
tained the Board, stating, in part: ". . . that the Board,
after public hearing and personal inspection, found there was
a definite need for off street parking; that it is not for the
Court to decide that it might have acted differently, and that
under the circumstances it cannot be said, as a matter of
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more than the permitted distance from the intersection; Cal.
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488-51-SA—Calorex Series R-100 Burner, Models 150, 200, 350 and 500 (oil burner), manufactured by W. N. Best Combustion Equipment Co., Inc., Appliance.

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490-51-A—F.D.—Foot of Kent street, 527 ft. 5½ in. west of West street (Block —, Lot —), Borough of Brooklyn, Decision re Order No. 20932LF.

491-51-A—F.D.—Foot of Java street, 544 ft. 1½ in. west of West street (Block —, Lot —), Borough of Brooklyn, Decision re Order No. 20931LF.

492-51-BZ—H.B.M.—62 East End avenue, west side, 25 ft. 11 in. north of East 82nd street (Block 1579, Lot 24), Borough of Manhattan, Alt. 731-51.

493-51-BZ—H.B.M.—64 East End avenue, west side, 51 ft. 4½ in. north of East 82nd street (Block 1579, Lot 25), Borough of Manhattan, Alt. 700-51.

494-51-SA—Magnus Hot Dip Tank (gas heated) Models 1 to 10 inclusive (metal parts cleaning for use in garage), manufactured by Magnus Chemical Co., Inc., Appliance.

495-51-A—H.B.M.—701-709 7th avenue, northeast corner of West 47th street (auditorium floor); (Block 1000, Lot 1), Borough of Manhattan, Alt. 1026-51.

496-51-A—F.D.—Henry Hudson parkway, center strip, 800 ft. west of West 172nd street (upper and lower levels); (Block 2140, Lot 200), Borough of Manhattan, Order No. 84939LC.

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1015-48-SM—Durisol Insulating Roof Plank (precast loadbearing roof plank for installation on steel, wood or concrete framing) manufactured by Durisol, Inc. (previously approved re Durisol Roof Plant) Material.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JULY 24, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 24, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

655-24-BZ—Reopened April 10, 1951 as Volume III—Application, March 9, 1951 under section 7c of the zoning resolution, of Fred C. Dahlem, applicant, on behalf of Cosmetology Publishing Corp., owner, to permit in a structure located in a residence and business use district, using more of floor space for manufacturing than is permitted; premises 3837-3839 White Plains road, west side, 75.31 ft. south of East 221st street and 84 East 221st street (Block 4655, Lot 42), Borough of The Bronx.

111-50-BZ—Reopened January 9, 1951—Application, February 2, 1951, under sections 7e and 21 of the zoning resolution, of Demov, Callahan & Morris, applicants, on behalf of Rosenbaum and Siegel, owners, to permit in a residence use D-1 area district, the erection and maintenance of a business building (retail stores), using more than the area permitted and without the required setbacks from street lines; premises North side of Randall avenue, block front between Commonwealth and Rosedale avenues, northeast corner of Randall avenue and Rosedale avenue, and northwest corner of Randall avenue and Commonwealth avenue (Block 3555, Lot 1), Borough of The Bronx.

342-50-BZ—Reopened May 1, 1951 as Volume II—Application, April 6, 1951, under section 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Morris Brothers Estates, Inc., owner, to permit in the residence use portion of a plot, located in a residence and business use district, the parking of motor vehicles for patrons' use; premises 9701-9713 Church avenue and 477-499 Rockaway Parkway, northeast corner (Block 4694, Lots 6, 7, 8, 12 and 13), Borough of Brooklyn.

177-51-BZ—Application, March 13, 1951, under section 7c of the zoning resolution, of Henry Nordheim, applicant, on behalf of Sophie and Bertha Stadtmauer, owners, to permit in a residence use district, the change in occupancy from multiple (dwelling) and doctor's office to multiple dwelling, doctor's office and stores; premises 1770 Andrews avenue and 172 West Tremont avenue, southeast corner (Block 2878, Lot 195), Borough of The Bronx.

212-51-BZ—Application, March 27, 1951, under sections 7f and 7i of the zoning resolution, of Carl H. Salminen, applicant, on behalf of Norbo Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, sale and storage of accessories, motor vehicle repairs and office; premises 204-22 Northern boulevard, south side, 134.14 ft. east of 204th street (Block 7301, Lot 11), Bay-side, Borough of Queens.

274-51-BZ—Application, April 17, 1951, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Ralph Rea, owner, to permit in a residence use, C area district, the extension of existing building on first floor to be used for business, using more than the area permitted; premises 455 Crescent street, southeast corner of Glenmore avenue (Block 4216, Lot 20), Borough of Brooklyn.

316-51-BZ—Application, May 3, 1951, under sections 7a, 21 of the zoning resolution, of Andrew Di Camillo, applicant, on behalf of Nick Clemente, owner, to permit in a local retail use, D area district, the change in occupancy from store to bakery (factory) and the extension of building using more than the area permitted; prem-

CALENDAR

ises 143-08 to 143-10 45th avenue, south side, 65 ft. east of Bowne street (Block 5203, Lot 4), Flushing, Borough of Queens.

605-50-BZ—Application, August 3, 1950, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Vanhard Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and the sale of accessories for a term of fifteen years; premises 110-31 to 110-41 Horace Harding boulevard, 59-36 to 59-42 Van Doren street, northwest corner (Block 1970, Lots 39, 40 and 41), Corona, Borough of Queens.

582-38-BZ—Reopened May 1, 1951 as Volume II—Application, April 13, 1951, under sections 7c and 7A of the zoning resolution of Charles M. Spindler, applicant, on behalf of Sun Oil Co. and Queens Equity Realty Co., Inc., owners, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station, auto-washing, lubrication, sale of accessories and office, with an entrance more than the permitted distance from the intersection; premises 222-33 to 222-51 Braddock avenue, 88-66 to 88-70 Sabre street, northwest corner and 88-55 to 88-67 Winchester boulevard (Block 7967, Lots 27, 31 and 39), Bellerose, Borough of Queens.

523-48-BZ—Reopened March 6, 1951 as Volume II—Application, February 5, 1951, under section 7h of the zoning resolution of Burke, Morrison and Green, applicant, on behalf of Hasco Construction Corporation, owner, to permit in a residence, local retail and retail use district, the parking of motor vehicles for patron's and employee's motor vehicles, for a term of fifteen years; premises 61-02 to 61-36 Springfield boulevard, southwest corner of Horace Harding boulevard (Block 7610, Lots 8, 11, 17 and 20), Bayside, Borough of Queens.

206-51-BZ—Application, March 26, 1951, under sections 7c, 7i and 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of Patrick Lombardi and Joseph Guadagno, owners, to permit in a business use district, the change in occupancy (and extension of building), from stores to motor vehicle repair shop, and woodworking shop using power driven tools; premises 620-624 Westchester avenue and 624-628 Cauldwell avenue, southeast corner (Block 2623, Lot 87), Borough of The Bronx.

311-51-BZ—Application, April 30, 1951, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of Beachport Homes, Inc., owner (Great Atlantic and Pacific Tea Co., Inc., lessee), to permit in the residence use portion of a lot located in a residence and business use district, the parking of patron's and employee's motor vehicles (no fee to be charged); premises 80-01 to 80-21 Caldwell avenue, north side, from 80th to 81st streets, 58-57 to 58-63 80th street and 58-52 to 58-64 81st street (Block 2920, Lot 31), Elmhurst, Borough of Queens.

385-51-BZ—Application, May 9, 1951, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Haven Chevrolet, Inc., owner, to permit in a business use district, the alteration of existing building and change of occupancy from boiler room, garage for more than five motor vehicles, parking and storage of more than five motor vehicles and gasoline service station to boiler room, repair and servicing of new and used motor vehicles, brake and wheel alignment lubrication, battery and electric work, gasoline service station, parts storage, auto showroom for new and used cars and office; and to permit the erection of a roof sign; premises 81-12 to 81-20 Atlantic avenue and 94-02 to 94-26 82nd street, southwest corner and 81-13 to 81-25

Rockaway boulevard (Block 9009, Lot 6), Woodhaven, Borough of Queens.

163-51-BZ—Application, March 5, 1951, under section 21 of the zoning resolution, of Herman F. Spinken, applicant, on behalf of James Straub, owner, to permit in a business use, C area district, the erection and maintenance of a roof extension in front of building (under construction), using more than the area permitted; premises 179-30 to 179-32 Hillside avenue, south side, 25.02 ft. east of 179 place (Block 9915, Lot 31), Jamaica, Borough of Queens.

189-51-BZ—Application, March 12, 1951, under sections 7e, 7h and 7i of the zoning resolution of Maxfield Blaufeux, applicant, on behalf of Empire Chevrolet, Inc., owner, to permit in a business use district, the change in occupancy from auto-showroom, dead storage and office, to auto-showroom, motor vehicle repair shop and office, parking of customers cars, sale and display of more than five cars, and storage of more than five motor vehicles on open portion of lot; and to permit signs above roof; premises 1-19 Remsen avenue and 944-954 East New York avenue, southeast corner (Block 4593, Lot 110), Borough of Brooklyn.

190-51-A—1-19 Remsen avenue and 944-954 East New York avenue, southeast corner (1st floor); (Block 4593, Lot 110), Borough of Brooklyn.

599-31-BZ—Reopened October 3, 1950 as Volume III—Application, September 11, 1950, under sections 7c and 21 of the zoning resolution of Jacob J. Gloster, applicant, on behalf of Ideal Cleaners and Dyers, Inc., owner, to permit in the residence use portion of a plot located in a business and residence use, B area district, the extension of a building to be used for shipping and storage of dry cleaning plant, using more than the area permitted; premises 99 Kosciusko street, north side, 100 ft. east of Nostrand avenue and 237-239 Nostrand avenue (Block 1779, Lots 91, 2 and 3), Borough of Brooklyn.

193-51-BZ—Application, March 16, 1951, under section 7i and 7h of the zoning resolution of Lama, Proskauer and Prober, applicant, on behalf of Shore Drive Motor Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used as an auto showroom, servicing and motor vehicle repairs, lubrication, wheel-alignment, brake testing, storage of auto parts and parts department and office; and to permit the existing parking and storage and the sale and display of more than five new and used cars on the unbuilt up portion of plot; premises 6201-6223 3rd avenue and 302-312 62nd street, southeast corner and 301-311 63rd street (Block 5799, Lots 1, 5 and 8), Borough of Brooklyn.

107-51-BZ—Application, February 16, 1951, under section 21 of the zoning resolution, of Eli B. Rabineau and Sam J. Glaberson, applicants, on behalf of Dr. Abraham Sohmer, owner, to permit in a business use, E1 area district, the extension to existing one family dwelling of a physician's office nearer to street line than is permitted; premises 87-02 144th street, southwest corner of 87th avenue (Block 9701, Lot 6), Jamaica, Borough of Queens.

215-51-BZ—Application, March 29, 1951, under sections 7c, 7e and 21 of the zoning resolution, of Vito P. Battista, applicant, on behalf of Murray Roth, owner (Joseph Ragusa, lessee); to permit in a residence and unrestricted use district, the maintenance of an auto-wrecking yard with the entrance through residence portion of lot; premises 78-09 57th avenue, north side, 54.34 ft. west of 79th street (Block 2805, Lot 89), Elmhurst, Borough of Queens.

216-51-A—78-09 57th avenue, north side, 54.34 ft. west of 79th street (Block 2805, Lot 89), Elmhurst, Borough of Queens.

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of Queens; (under section 35 of the General City Law re bed of mapped street—79th street).

242-51-BZ—Application, April 5, 1951, under sections 7c and 7e of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Elsie Wolosoff, owner, to permit in a manufacturing use district, the erection and maintenance of a building with a lumber yard on unbuilt upon portion of lot; premises 68-90 to 68-96 Austin street, southwest corner of 69th avenue (Stafford avenue); (Block 3234, Lot 45), Forest Hills, Borough of Queens.

378-51-BZ—Application, May 29, 1951, under sections 7c and 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Joseph Slifka and Aaron Simon, owners (Parking Associates Corp., lessee), to permit in a retail and restricted retail use district, the parking and storage of more than five motor vehicles; premises 29-37 East 51st street and 477 Madison avenue, northeast corner (Block 1287, Lots 21, 22, 23, 24 and 25), Borough of Manhattan.

890-42-BZ—Reopened June 19, 1951 for consideration as to extension of time to complete—re Application of Socony-Vacuum Oil Co., Inc., owner, under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the alteration and extension of an accessory building (used as office, lubricatory, car-washing, brakes and repairs) upon a plot occupied as a gasoline service station and also, upon the unrestricted use part of the plot, used for parking of more than five motor vehicles; premises 378-394 Coney Island avenue, 86-90 Kermit place, southwest corner and 843-849 Caton avenue, northwest corner of Coney Island avenue (Block 5322, Lots 30 and 84—Lot 84, formerly known as Lots 84 and 85), Borough of Brooklyn.

015-41-BZ—Reopened June 19, 1951 for consideration as to extension of time to complete—re Application of Socony-Vacuum Oil Co., Inc., owner, under section 7c of the zoning resolution, to permit partly in a business use and partly in a residence use district, the extension and reconstruction of an existing gasoline service station; premises 1200 Victory boulevard and 1262 Clove road, southwest corner (Block 651, Lots 8 and 12), West Brighton, Borough of Richmond.

31-46-BZ—Reopened June 26, 1951 for consideration as to extension of term of variance—re Application of Lama, Proskauer and Prober, applicants on behalf of Franklin Perrine, owner, under section 7e of the zoning resolution, to permit in a residence use district for a term of years, the change in occupancy from a public garage to factory; premises 35-38 to 35-44 30th street, west side, 143 ft. north of 36th avenue and 35-37 to 35-43 29th street (Block 341, part of Lot 6), Long Island City, Borough of Queens.

81-24-BZ—Reopened June 26, 1951 as Volume II—Application, May 29, 1951, under section 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Alt. Rep Holding, Inc., owner (David Condon, Inc., lessee), to permit in a business use district, the change in occupancy from public garage for more than five motor vehicles, to storage garage for more than five motor vehicles, servicing and repairs of new and used cars, lubrication, wheel alignment, accessory, sales, parts department and office; premises 5908-5924 13th avenue and 1273-1283 60th street, northwest corner (Block 5711, Lot 40), Borough of Brooklyn.

56-51-A—5908-5924 13th avenue and 1273-1283 60th street, northwest corner (Block 5711, Lot 40), Borough of Brooklyn.

006-46-BZ—Reopened May 22, 1951 as Volume II—Application, April 30, 1951, under sections 7a and 7c of the

zoning resolution of Harry B. Lindberg, applicant, on behalf of The Borden Co., owner, to permit in a residence and business use district, the change in occupancy from dairy plant (milk bottling), stable, storage and the parking of more than five motor vehicles and trailers, and storage to manufacturing of dairy products (ice cream and syrups) using more than permitted area for manufacturing use; premises 2840-2862 Atlantic avenue, 181-207 Schenck avenue, southeast corner and 250-272 Barbey street (Block 3964, Lots 4, 5, 6, 8 and 23), Borough of Brooklyn.

374-51-A—2840-2862 Atlantic avenue and 181-207 Schenck avenue, southeast corner and 250-272 Barbey street (Block 3964, Lots 4, 5, 6, 8, and 23), Borough of Brooklyn.

561-47-BZ—Reopened May 29, 1951 as Volume II—Application, April 17, 1951, under section 7c of the zoning resolution of Max Horn, applicant, on behalf of Franklin National Bank, owner, to permit in the retail use district portion of a lot located in a residence and retail use, D area district, the erection and maintenance of a building using more than the area permitted; premises 127-08 to 127-18 Merrick boulevard, west side, 65.31 ft. south of 127th avenue (Block 12528, Lot 105), Springfield Gardens, Borough of Queens.

461-51-A—127-08 to 127-18 Merrick boulevard, west side, 65.31 ft. south of 127th avenue (Block 12528, Lot 105), Springfield Gardens, Borough of Queens.

259-51-BZ—Application, April 11, 1951, under section 21 of the zoning resolution, of Andrew J. Thomas, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence use district, the erection of more than one building on a lot, and without the required storage or parking space for motor vehicles; premises—14-60, 14-64, 14-68 and 14-72 to 14-82 Beach Channel drive, 15-20, 15-30 and 15-40 Hassock street and 12-30, 12-50, 12-70, 12-80, 14-10 and 14-20 Redfern avenue, block bounded by Hassock street, Beach Channel drive, Queens County line, Beach 12th street and Redfern avenue (Buildings, 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12 and 13); (Blocks 3, 4, 5 and 7, Lots—all except 43 and 50, Block 7), Far Rockaway, Borough of Queens.

260-51-A—14-62 and 14-72 to 14-82 Beach Channel drive, block bounded by Hassock street, Beach Channel drive, Queens County line, Beach 12th street and Redfern avenue (buildings 2, 3, 4, and 13); (Blocks 3, 4, 5 and 7, Lots—all except 43 and 50, Block 7), Far Rockaway, Borough of Queens.

284-51-BZ—Application, April 13, 1951, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Emily H. Selley, owner, to permit in a business use, C area district, the subdivision of lot into eight separate lots (Nos. 1, 2, 3, 4, 5, 6, 106 and 58) with each existing building exceeding the permissible area as to new lots, and new lots 1, 6, 106 and 58 not providing legal yards or courts, and with lot 58 exceeding permissible area for manufacturing; premises 1359-1363 (1377 displayed) Gates avenue and 357, 359, 361, 363, 363a, 365 and 367 Wilson avenue, northeast corner (Block 3334, Lots 1, 2, 3, 4, 5, 6, 106 and 58), Borough of Brooklyn.

365-51-BZ—Application, May 25, 1951, under section 21 of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Salvatore Spano, owner, to permit in a residence use, G1 area district, the maintenance of a one family dwelling nearer to street line than is permitted; premises 65-17 169th street, east side, 140 ft. south of 65th avenue (Block 6910, Lot 29), Jamaica, Borough of Queens.

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404-51-BZ—Application, June 6, 1951, under section 21 of the zoning resolution of Lehman and Fitzsimons, applicants, on behalf of Egbert Phillips and Josiah O. Georges, owners, to permit in a residence use, E1 area district, the erection and maintenance of buildings nearer to the street line than is permitted; premises 158-19, 158-23, 158-29 and 158-33 73d avenue, north side, 180 ft., 230 ft., 280 ft., and 330 ft. west of 160th street (Block 6821, Lots 10, 14, 15 and 19), Flushing, Borough of Queens.

282-51-A—158-33 73rd avenue, north side, 280 ft. west of 160th street (Block 6821, Lot 15), Flushing, Borough of Queens.

283-51-A—158-23 73rd avenue, north side, 180 ft. west of 160th street (Block 6821, Lot 10), Flushing, Borough of Queens.

409-51-BZ—Application, June 8, 1951, under sections 7e and 21 of the zoning resolution of Goldwater and Flynn, applicants, on behalf of 1 West 67th Street, Inc., owner, to permit in a residence use district, the use of basement for broadcasting studio; premises 1 West 67th street, north side, 100 ft. west of Central Park West (Block 1120, Lot 23), Borough of Manhattan.

446-51-BZ—Application, June 21, 1951, under section 7f of the zoning resolution of Herman Horowitz, applicant, on behalf of Interstate Terminal, Inc., owner, to permit in a retail 1 use district, the change in occupancy from bus terminal to garage for more than five motor vehicles for a term of years; premises 141-145 West 43rd street, north side, 220 ft. east of 7th avenue and 146-150 West 44th street, south side, 185.6 ft. east of 7th avenue (Block 996, Lot 12), Borough of Manhattan.

451-51-BZ—Application, June 26, 1951, under section 7c of the zoning resolution of Ben L. Glucksman, applicant, on behalf of Far Rockaway Associates, Inc., owner (L. I. Riverside Memorial Chapel, Inc., lessee), to permit in a residence use district, the extension to existing funeral chapel; premises 1248-1252 Central avenue and 1301 Minton street, northwest corner (Block 20, Lot 24), Far Rockaway, Borough of Queens.

459-51-A—1242-1252 Central avenue and 1301 Minton street, northwest corner (Block 20, Lot 24), Far Rockaway, Borough of Queens.

453-51-BZ—Application, June 26, 1951, under sections 7e and 7h of the zoning resolution of Samuel Paul, applicant, on behalf of Anessik Realty Corp., owner, to permit in a residence use district portion of lot, the erection and maintenance of stores and the parking of ten cars for a term of forty years; premises 43-02 to 43-20 and 43-24 Kissena boulevard, southwest corner of Franklin avenue (Block 5137, part of Lot 2, temporarily designated as Lot 100), Flushing, Borough of Queens.

57-50-BZ—Reopened June 26, 1951 as Volume II—Application June 8, 1951, of Lama, Proskauer and Prober, applicants, on behalf of Albert Sheftman, owner, under sections 7c and 21 of the zoning resolution, to permit in retail and unrestricted use, B area district, the erection and maintenance of a storage garage for more than five motor vehicles, office and air raid shelter, without the required rear yard and courts and to permit the parking and storage of more than five motor vehicles on the roof of building; premises 218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street (Block 780, Lot 19), Borough of Manhattan.

416-51-BZ—Application, June 11, 1951, under section 21 of the zoning resolution, of Edwin F. Taylor, for William Brafman and Walter M. Goldsmith, doing business as

William Brafman and Co., owners, to permit in a residence use, D area district, more than one building on a lot, by the erection and maintenance of two story garden dwellings; premises 109-25 to 109-43 and 109-47 to 109-51 172nd street; 109-32 to 109-48 and 109-52 to 109-56 173rd street; 172-03 to 172-15 Brinkerhoff avenue (Block 10262, Lot 6); 171-14 to 171-28 109th avenue; 109-14 to 109-56 172nd street and 109-25 to 109-43 172nd street (Block 10264, Lot 75), Jamaica, Borough of Queens.

417-51-A—109-25 to 109-43 and 109-47 to 109-51 172nd street; 109-32 to 109-48 and 109-52 to 109-56 173rd street; 172-03 to 172-15 Brinkerhoff avenue (Block 10262, Lot 6); 171-14 to 171-28 109th avenue; 109-14 to 109-56 172nd street and 109-25 to 109-43 172nd street (Block 10264, Lot 75), Jamaica, Borough of Queens; (under section 36 of the General City Law re buildings not fronting on legal streets).

308-50-BZ—Application, May 4, 1950, under sections 7e, 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36, 37), Borough of Brooklyn.

282-49-A—Vol. 11—60 Broadway, southeast corner of Wythe avenue (2nd floor); (Block 2130, Lot 5), Borough of Brooklyn.

351-51-A—Appeal from a decision of the fire commissioner re mounting of auxiliary gasoline engines on fuel oil tank trucks.

835-47-BZ—Reopened May 2, 1950 as Volume II—Application, April 21, 1950, under sections 7i, 7e and 7A of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of E. Koepfel, Inc., owner, to permit in a residence and business use district, the parking of cars on roof of existing structure with a business driveway crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection; premises 162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

176-50-BZ—Application, March 14, 1950, under section 7c of the zoning resolution, of Max Horn, applicant, on behalf of Frank Fenimore, owner, to permit in a residence and business use district, the extension of existing junk storage building; premises 106-01 to 106-15 154th street and 154-02 South road, southeast corner (Block 10122, Lot 1), Jamaica, Borough of Queens.

187-51-BZ—Application, March 8, 1951, under section 7f of the zoning resolution, of Ferdinand Savignano, applicant, on behalf of Dellwell Realty Corporation, owner, to permit in a business use district, the change in occupancy of existing five car business garage and hay and feed market to public garage; and the combination of this building with adjoining public garage (by removing fire wall); premises 5905-5923 16th avenue, northeast corner of 60th street (Block 5510, Lot 1), Borough of Brooklyn.

188-51-A—5905-5923 16th avenue, northeast corner of 60th street (Block 5510, Lot 1), Borough of Brooklyn.

217-51-BZ—Application, March 16, 1951, under section 7f of the zoning resolution of Siegel and Green, applicants on behalf of A. F. & G. Realty Corp., owner (owner under contract Seymour Schneider and Morris Green

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stein doing business as Kingston Motor Sales and Berl Berry Motors, Inc.), to permit in a residence use district, the maintenance of an outdoor sale and display of motor vehicles; premises Bruckner boulevard, north side, from Evergreen to Colgate avenues (Block 3711, Lot 1), Borough of The Bronx.

231-51-BZ—Application, April 3, 1951, under section 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Karl Thomas, owner, to permit in a business use C area district, the erection and maintenance of a building (store) using more than the area permitted; premises 3566 Jerome avenue, east side, 85.5 ft. north of East 212th street (Block 3329, Lot 48), Borough of The Bronx.

241-51-BZ—Application, April 5, 1951, under sections 7h, 7A and 7e of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Salcoats Realty Corp., owner, to permit in a residence and business use district, the parking of patrons' motor vehicles, with a curb cut more than the permitted distance from the intersection; premises 39-02 to 39-20 Bell boulevard, southwest corner of 39th avenue (Block 6237, Lot 6), Bayside, Borough of Queens.

256-51-BZ—Application, April 11, 1951, under section 7h of the zoning resolution, of James E. Casale, applicant, on behalf of Hunts Point Oval, Inc., owner to permit in the residence use portion of a lot located in a residence, business and unrestricted use district, the parking and storage of motor vehicles for a term of years; premises 940-948 Southern boulevard and 1035-1051 and 1063 East 163rd street, northeast corner, (Block 2742, Lot 3 and 70), Borough of The Bronx.

345-51-BZ—Application, May 21, 1951, under sections 7c, 7e, 7h and 7f, of the zoning resolution, of Goldwater and Flynn, applicant, on behalf of Certified Carent, Inc., owner, to permit in a residence use district, the reconstruction of accessory building on existing gasoline service station to be used for auto washing, lubritorium, repairing, accessory sales and office, and to permit existing ten individual metal garages used for storage of motor vehicles and the parking and storage of motor vehicles to remain; premises 83-91 Macombs place, northwest corner of West 153rd street (Block 2039, Lot 15—formerly part of Lot 45), Borough of Manhattan.

353-51-BZ—Application, May 23, 1951, under section 7h of the zoning resolution of Joseph Unger, applicant, on behalf of Estates Station Corp., owner, to permit in the residence use portion of a lot located in a residence and retail use district, the parking and storage of motor vehicles for a term of years; premises 179-21 to 179-27 Hillside avenue, north side, 263.7 ft. west of Midland parkway (Block 9937, Lot 56), Jamaica, Borough of Queens.

396-51-BZ—Application, May 31, 1951, under section 7h of the zoning resolution, of Leo Kornblath, applicant, on behalf of Drydock and Corlears Park Properties, Inc., owner (Joseph Abraham, lessee), to permit in a residence use district, the parking and storage of motor vehicles for a term of three years; premises 13-23 Corlears street, west side, from Monroe to Cherry streets, 304-312 Monroe street and 472-474 Cherry street (Block 263, Lot 16), Borough of Manhattan.

83-51-A—222-15 99th avenue (also known as 222-18 98th avenue, n. s. middle buildings), 100 ft. 6 in. east of 222nd street (Block 10806—formerly 1736, Lot 6), Queens Village, Borough of Queens.

2-51-A—98-02 to 98-22 222nd street and 222-01 to 222-45 9th avenue, northeast corner and 222-02 to 222-44 98th avenue (Block 10806, Lots 1 and 6), Queens Village, Borough of Queens.

JULY 24, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 24, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

402-51-SM—"On-Guard Flameproofing Compound."

239-51-SA—U. S. Hoffman Mystron—Models 150, 200 and 300.

29-51-SM—USG Flattened Grate-X; Projection Mesh; Grate-X and Stair Treads.

47-51-SA—Nitronal General Models 100G, 55G, 1500G, 3000G, 6000G and 1000G.

373-50-SA—Air Reduction Co. Inc. Welding and Heating Torches with Cutting Attachments—Models 600 Series, 4000 Series, 6000 Series, 5000 Series, 3000 Series, 1000 Series, 700, 800 and 9000 Series and 4300 Series.

948-40-SA—Hev-E-Oil Burner.

900-50-SM—Asbestospray (Fire Retardant on Steel Floor and Beam Construction).

627-50-SM—"7-V" Concrete Blocks, using Waylite as Aggregate.

134-51-A—Appeal from a decision of the borough superintendent and an application filed pursuant to section 35 of the General City Law re bed of mapped street—proposed widening of Metropolitan avenue; premises 103-16 Metropolitan avenue, south side, 40 ft. west of 71st drive (Block 3901, Lot 139), Forest Hills, Borough of Queens.

654-50-A—35-53 Main street, 86-110 Water street, 40-58 Washington street and 73-95 Front street (8th floor, Bldgs., 6, 6A and 6B); (Block 37, Lot 1), Borough of Brooklyn.

235-51-A—18-20 West 4th street, south side, 25 ft. west of Mercer street (Block 535, Lot 29), Borough of Manhattan.

288-51-A—124-126 West 21st street, south side, 295 ft. 5 in. west of the Avenue of the Americas (Block 796, Lots 54 and 55), Borough of Manhattan.

99-51-A—2269 Emmons avenue, north side, from Dooley street to Delamere place (1st floor); (Block 7496, Lots 64 and 66), Borough of Brooklyn.

293-51-A—2253-2269 Emmons avenue, north side, from East 23rd to Dooley streets (1st floor); (Block 7496, part of Lot 66), Borough of Brooklyn.

294-51-A—7 Vestry street, south side, 113.18 ft. west of Varick street and 28 Laight street (Block 220, Lot 23), Borough of Manhattan.

388-51-A—206-10 to 206-16 86th road and 86-50 to 86-54, 86-60 to 86-64, 86-72 to 86-76, 86-80 to 86-84 and 86-92 to 86-96 208th street (Block 10590, Lot 100); 209-10 to 209-16 and 209-30 to 209-34 86th drive and 210-10 to 210-16 and 210-34 to 210-40 Grand Central parkway (Block 10592, Lot 150); 209-31 to 209-35 86th drive, 86-09 to 86-15, 86-35 to 86-39, 86-61 to 86-65 and 86-91 to 86-95 208th street and 208-26 to 208-30, 208-70 to 208-76 and 208-84 to 208-90 Grand Central parkway (Block 10593, Lot 2); 206-09 to 206-15 86th road and 86-02 to 86-06, 86-16 to 86-20 and 86-26 to 86-30 208th street (Block 10599, Lot 100), Hollis, Borough of Queens.

279-51-A—25-66 14th street, west side, 80.09 ft. south of Baylies street (26th avenue); (Block 902, Lot 126), Astoria, Borough of Queens; (under section 35 of the General City Law—re bed of mapped street—26th avenue).

625-43-A—Vol. II—151-15 85th drive, northwest corner of 152nd street (Block 9734, Lots 41 and 45), Jamaica, Borough of Queens.

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225-51-A—Vol. II—167-173 Wooster street, west side, 75 ft. north of West Houston street (4th and 5th floors); (Block 524, Lots 23 and 25), Borough of Manhattan.

296-51-A—74-84 Thatford street and 1715 Pitkin avenue, northwest corner (3rd floor); (Block 3508, Lot 28), Borough of Brooklyn.

320-51-A—120-122 West 125th street, south side, 250 ft. west of Lenox avenue (3rd floor); (Block 1909, Lot 44), Borough of Manhattan.

481-51-A—1260-1274 2nd avenue, west side, from East 66th to East 67th streets, 301 East 66th street and 300 East 67th street (full ground area); (Block 1441, Lots 1, 2, 3, 4, 49, 51 and 52), Borough of Manhattan.

495-51-A—701-709 7th avenue, northeast corner of West 47th street (auditorium floor); (Block 1000, Lot 1), Borough of Manhattan.

497-51-A—Application filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of 102 and 231 of Multiple Dwelling Law re means of egress; premises 1172-1178 Park avenue and 74 East 93rd street, southwest corner (5th, 6th, 8th, 9th, 11th, 12th and 13th floors); (Block 1504, Lot 40), Borough of Manhattan.

498-51-A—Application filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of sections 102 and 231 of the Multiple Dwelling Law re means of egress premises 45 East 85th street, north side, 70 ft. west of Park avenue (3rd and 4th floors); (Block 1497, Lot 28), Borough of Manhattan.

500-51-A—5 East 68th street, north side, 165 ft. west of Madison avenue (cellar, basement, 1st, 2nd, 4th and 5th floors); (Block 1385, Lot 9), Borough of Manhattan.

504-51-A—42-44 East 69th street, south side, 150 ft. west of Park avenue (Block 1383, Lots 43 and 44), Borough of Manhattan.

507-51-A—11-15 46th avenue, north side, 100 ft. east of 11th street and 11-14 45th road (Block 54, Lots 5, 29, 31 and 33), Long Island City, Borough of Queens.

359-51-A—27-31 Bleecker street, north side, 75 ft. east of Shinbone alley (Block 529, Lot 55), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 11, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 11, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

838-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubricatorium and accessory sales; premises 3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

24-51-BZ—Application, January 15, 1951, under sections 7f and 7i of the zoning resolution, of Thomas O'Rourke Gallagher, applicant, on behalf of Sam Berger, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, motor vehicle repairs and office; premises 2240-2254 Flatbush avenue, west side, 360 ft. south of Avenue R (Block 8486, Lot 61), Borough of Brooklyn.

201-51-BZ—Application, February 2, 1951, under sections 7f and 7i of the zoning resolution, of Samuel Juster, applicant, on behalf of David D. Cantor, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, accessories, motor vehicle repairs and office for a term of fifteen years; premises 1585-1611 Ralph avenue and 6001-6005 Farragut road, northeast corner and 512-534 East 78th street (Block 7956, Lot 1), Borough of Brooklyn.

220-51-BZ—Application, March 30, 1951, under sections 7f and 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Vito Macina, Jr., owner, to permit in a business use district, the erection and maintenance of a gasoline (and oil selling) station and the parking and storage of more than five motor vehicles; premises Williamsbridge road, west side, 100 ft. north of Neill avenue (Block 4306, Lots 13 and 14), Borough of The Bronx.

480-51-BZ—Application, June 29, 1951, under sections 21 and 19b of the zoning resolution, of Loshen and Lazarus, applicants, on behalf of Prayer Holding Corporation, owner, to permit in a residence use, F area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the zoning resolution as to side and rear yards and set-backs; and with parking and garage space calculated for the development as a unit instead of individual buildings; premises 15-25 to 15-27; 15-31 to 15-53 and 15-57 to 15-59 160th street; 160-02 to 160-44 Cross Island parkway; 15-22 to 15-24 and 15-28 to 15-42 163rd street and 160-01 to 160-11; 160-19 to 160-33 and 160-41 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens.

505-51-A—15-25 to 15-27; 15-31 to 15-53 and 15-57 to 15-59 160th street; 160-02 to 160-44 Cross Island parkway; 15-22 to 15-24 and 15-28 to 15-42 163rd street and 160-01 to 160-11; 160-19 to 160-33 and 160-41 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens.

SEPTEMBER 11, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 11, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matter:*

226-51-A—307-317 Johnson avenue, north side, 554.1 ft. west of Bogart street (1st floor); (Block 3056, Lot 232), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 18, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

912-50-BZ—Application, December 8, 1950, under section 7h and 7A of the zoning resolution, of Frederick G. Frost Jr., applicant, on behalf of Queens Equity Realty Co. Inc., owner (William H. Hellawell, lessee), to permit in a residence and business use district, the parking of motor vehicles for customers cars, with curb cuts more than the permitted distance from the intersection; premises 101-1 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue, 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens.

913-50-A—101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue and 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens.

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13), Forest Hills, Borough of Queens (under section 35 General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

14-50-BZ—Application, December 8, 1950, under sections 7c, 7h, 7A, and 21 of the zoning resolution, of Frederick F. Frost, Jr., applicant, on behalf of Queens Equity Realty Company, Incorporated, owner (William H. Hellowell, lessee), to permit in a residence use, E area district, and a business use, D area district, the erection and maintenance of a business building (retail super market, using more than the area permitted, and without the required set-back, side and rear yards; with entrances and display windows more than the permitted distance from the intersection; and to permit the parking of motor vehicles on the unbuilt upon portion of the lot; and to permit a ground sign; premises 102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens.

15-50-A—102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens (under section 35 General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

16-50-BZ—Reopened April 3, 1951 as Volume II—Application, May 24, 1951, under section 21 of the zoning resolution of Henry C. Brucker, applicant, on behalf of Jasper Livoti, owner, to permit in a business use, D area district, the erection and maintenance of a building (stores), using more than the area permitted; premises 2-29 Flushing avenue, north side, 190 ft. west of Grand avenue (Block 2713, Lot 34), Maspeth, Borough of Queens.

17-51-BZ—Application, March 2, 1951, under sections 7e and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Mollie Okun, owner, to permit in a residence use, C area district, the conversion of two garages to one store, with entrance on East 16th street only, using more than the area permitted, for a term of years; premises 1601-1603 Quentin road, northeast corner of East 16th street (Block 6779, Lots 50 and 51), Borough of Brooklyn.

18-51-A—Application (decision of the borough superintendent) filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of sections 23 and 245 of the Multiple Dwelling Law re required open spaces; premises 1601-1603 Quentin road, northeast corner of East 16th street (1st floor); (Block 6779, Lots 50 and 51), Borough of Brooklyn.

19-30-BZ—Reopened May 29, 1951 as Volume II—Application, April 23, 1951, under sections 7e, 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Philip Rush, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing and motor vehicle repairs, and to permit the parking of motor vehicles waiting to be serviced; premises 84-11 to 84-19 Parsons boulevard and 158-01 to 158-07 84th road, northeast corner (Block 9789, Lot 6), Jamaica, Borough of Queens.

19-51-A—84-11 to 84-19 Parsons boulevard and 158-01 to 158-07 84th road, northeast corner (Block 9789, Lot 6), Jamaica, Borough of Queens; (under section 35 of the General City Law re bed of mapped street—proposed widening of Parsons boulevard).

20-51-BZ—Application, May 2, 1951, under section 7e of the zoning resolution, of Carroll Blake, applicant, on

behalf of Mary Molina, owner, to permit in a residence and business use district, the installation of power saws in existing lumber storage building, to be used as a wood cabinet making shop for a term of twenty years; premises 2898-2902 Nostrand avenue, west side, 540 ft. north of Avenue P (Block 7690, Lot 73), Borough of Brooklyn.

352-51-BZ—Application, May 17, 1951, under section 7h of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of T. Victor Searing, owner, to permit in the residence use district portion of lot, the extension of existing parking and storage of more than five motor vehicles in the retail use district, for a term of years; premises 179-43 to 179-51 Hillside avenue and 97-26 Midland parkway, northwest corner (Block 9937, Lot 42), Jamaica, Borough of Queens.

358-51-BZ—Application, May 24, 1951, under section 7h of the zoning resolution of William A. Giesen, applicant, on behalf of Heiss and Wegmann Inc., owner, to permit in a residence use district, the parking and storage of owner's motor vehicles, and motor vehicles being repaired, no fee to be charged, for a term of five years; premises 248 East 136th street, south side, 125 ft. east of Lincoln avenue (Block 2311, Lot 10), Borough of The Bronx.

462-51-BZ—Application, June 19, 1951, under section 7d of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of estate of Katherine W. Kean, owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from resident to lecture rooms, library, offices and caretaker's apartment; premises 117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

27-40-BZ—Vol. II—Reopened July 3, 1951 for consideration as to revision of plans—re Application of Paul Friedman, applicant on behalf of Frank Derasmo, owner, under section 7c of the zoning resolution, to permit in a residence use district, the erection of an accessory building on an existing gasoline service station; premises 144-25 North Conduit avenue, north side, 215 ft. west of 135th avenue and 144-40 135th avenue (Block 2873, Lot 18), South Ozone Park, Borough of Queens.

326-37-A—Vol. II—820-824 Washington street, northwest corner of Gansevoort street (Block 644, part of Lot 1), Borough of Manhattan.

463-51-A—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 18, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

19-51-A—82-73 Parsons boulevard, southeast corner of 82nd drive (Block 6859, Lot 14), Jamaica, Borough of Queens.

66-51-A—43-14 149th place, west side, 125 ft. south of Sanford avenue (Block 5380, Lot 39), Flushing, Borough of Queens.

CALENDAR

340-51-A—618 Lexington avenue, west side; 20 ft. 10 $\frac{3}{4}$ in. north of East 53rd street (5th floor); (Block 1308, Lot 14 $\frac{1}{2}$), Borough of Manhattan.

521-51-A—82-11 Doncaster place, east side, 68 ft. south of Edgerton road (Block 7238, Lot 17), Jamaica Estates, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 25, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 25, 1951, at 10 o'clock in Room 1013, Municipal Buildings, Manhattan, on the following matters:

136-45-BZ—Reopened July 17, 1951 for extension of time to complete—re Application of Paul Friedman, applicant on behalf of William A. White (deceased) and Nettie H. White, owners (General Outdoor Advertising Co., Inc., lessee), under section 7i of the zoning resolution, to permit in a business use district, the erection of an automobile showroom, salesroom and motor vehicle repair shop, incidental to salesroom and showroom only, with driveway and entrance more than 25 ft. from Merrick boulevard; premises 224-01 to 224-09 Merrick boulevard and 133-29 to 133-37 224th street, northeast corner (Block 12963, Lot 308), Laurelton, Borough of Queens.

209-51-BZ—Application, March 28, 1951, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Benjamin C. Nevin, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and storage, motor vehicle repairs and office; premises 146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

COURT DECISIONS

(Continued from Page 1013)

proposed new building shall likewise comply with the requirements for coverage for a corner lot; Cal. No. 60-51-A; premises 1494-1496 East 3rd Street, and 224-228 Avenue N, Southwest Corner, Borough of Brooklyn.

In Supreme Court, Special Term, Mr. Justice Bartels sustained the Board in the following decision: (New York Law Journal, page 104, July 18, 1951)—Matter of Seinfeld (Board of Standards and Appeals of City of N. Y.)—Motion by the Board of Standards and Appeals of the City of New York to vacate an order of certiorari, dismiss the petition and affirm the determination of the board. ¶The applicant, the owner of a certain corner lot, 43x100 feet in area, located in a Residence Use C Area, where there already exists a two-story building, appealed to the Board of Standards and Appeals from the decision of the borough superintendent requiring the applicant to subdivide his lot and to comply with section 1(v), Article I, of the Zoning Resolution in connection with the applicant's plans for the erection of an additional two-story building upon the premises and disapproving the shape and form of the applicant's lots. ¶The revised plans submitted by the applicant show that out of the original plot the applicant has carved an area upon which the new building will be erected so that a portion of the area allotted to the new building will be in the shape of a panhandle running to the corner of the plot and appended to the remainder of the plot, and that the revised area upon which the existing building will be located will be interior to the entire plot. ¶Section 1(v), Article I, of the Zoning Resolution reads as follows: "A 'lot' is a parcel or plot of ground which is or may be occupied by a building and accessory buildings including the open spaces required by this resolution." This section has been interpreted by the Department of Housing and Buildings and a portion of the directive issued upon this interpretation

by the commissioner is as follows: "It is the interpretation of this department that a lot as defined in the Zoning Resolution need not be limited in area to a tax lot. A lot or plot may include one or more tax lots, and, conversely, a tax lot may be divided into two or more lots as defined in such resolution. Each lot must have frontage on a legal street and must be of such total area as to meet the requirements as to yards and courts and the coverage area permitted in the area district." ¶Section 13(b) of Article IV of the Resolution, relative to percentage of ground coverage, reads as follows: "In a C district no building shall occupy at the curb level more than 60 per cent of the area of the lot, if an interior lot, or 75 per cent of a corner lot, exclusive in each case of lawful garages. In computing such percentage any part of the area of any corner lot in excess of 5,000 square feet shall be considered an interior lot" (Italics supplied). ¶Section 19(e) of Article IV of the resolution, which refers to area district exceptions, reads as follows: "If a building is erected on the same lot with another building, the several buildings shall, for the purpose of this article, be considered a single building, unless otherwise herein specifically provided for. In applying permitted ground coverage percentages to an addition to an existing building, on any land area over and above that which was required for the existing structure by the Zoning Resolution, or any other law at the time of its erection, such addition shall be considered separately and not in combination with the existing structure, but such addition shall not change the status of an existing building which is lawfully non-conforming" (Italics supplied). ¶Petitioner claims that the plans submitted by him show that the total area of the proposed new building and the existing building is less than 75 per cent, of the area of the lot which in turn is less than 5,000 square feet, and that the above section 19(e) of the resolution clearly permits the erection of the building in question up to 75 per cent of the ground coverage by both buildings; that section 1(v) of Article I of the same resolution is only a definition and that the lot owned by the petitioner fully complies therewith; and that there is no provision in the resolution or the building code granting the borough superintendent the power to require the owner to subdivide his lot or to disapprove of the shape of the lot. ¶The board conducted hearings and considered the applicant's revised plans, and after deliberation upon the entire matter decided that the borough superintendent had no authority to disapprove the form of the lot but that the subdivision of the existing plot for the purpose of erecting a new building thereon necessarily creates two lots and that each lot must be governed by existing laws, so that the revised lot on which the existing building is to be located must comply with the requirements of the zoning resolution so as to permit it ground coverage for an interior lot (i. e., 60 per cent. coverage) and that the proposed new building must likewise comply with the requirements for ground coverage for a corner lot (i. e., 75 per cent. coverage). ¶There seems to be no question that the board reached its conclusion only after detailed and thorough consideration of the facts involved. It cannot be said that its determination is without the support of substantial evidence. The only question here presented is whether or not the determination is in accordance with the law. This presents the interpretation of the provisions of the zoning resolution above quoted. ¶It seems clear that section 1(v) of Article I of the resolution by its very terms automatically creates a "lot" from a parcel or plot as soon as a building (other than an accessory building) is erected thereon so that every parcel occupied by a building and accessory buildings constitutes a "lot." Definitions contained in statutes and ordinances, including zoning resolutions, are not only not disregarded, but are relied upon as the key to the legislative or administrative intent. Section 13(b), Article IV, presents no problem. It specifies the permitted ground coverage for corner and interior lots. The last sentence thereof simply means that in computing such percentages, any part of a corner lot in excess of 5,000 square feet will be considered an interior lot. It does not mean that interior lots cannot be otherwise created; nor does it preclude the creation of new lots from old plots when new buildings are erected thereon. ¶Section 19(e), Article IV, does not contradict the provisions of section 1(v), Article I, or of section 13(b), Article IV. This section refers to exceptions to area districts and for the purpose a building erected on the same lot with another building must be considered a single building. It has no relevance to the creation of lots by subdivision or to permissible ground coverage percentages. Even if it purported to in any way cover these points, it specifically provides that this section shall apply "unless otherwise herein specifically provided for." As indicated above, it is otherwise therein specifically provided for. Moreover, the intent to maintain the ground coverage percentages as set forth in the prior provisions of the resolution, in accordance with the ruling of the board, clearly appears from the remainder of the section and in particular that portion thereof which expressly states that an addition shall be considered "separately and not in combination with the existing structure" in applying permitted ground coverage percentages. ¶The construction and interpretation thus given to the section of the zoning resolution above mentioned are meaningful and accomplish the purport of the resolution. The court believes that the board properly construed and applied the pertinent provisions of the zoning resolution and that its determination should be affirmed. Motion granted. Settle order on notice.

MINUTES

BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY AFTERNOON, JULY 13, 1951, 2:30 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea.

RULES

217-21-SR

SUBJECT—Proposed Amendments of the Oil Burner Rules, adoption of.

APPEARANCES—

Nathan C. Horwitz, Acting Fire Commissioner; William H. Byrne, Reuben Lisson, John R. O'Donoghue, P. H. Schepp, and David J. Kidney, Deputy Chief, Fire Department and others. For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Rules reopened and amended as printed in pages 1076 to 1084 of this Bulletin.

THE VOTE TO AMEND—

Rule 2.5

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

Rule 3.1

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

Rule 5.3.4

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

Rule 5.4.3

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

Rule 7.2.2

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

Rule 10.3.1

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinea..... 3
Negative: Commissioner Kleinert..... 1

Rule 10.3.2.2

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinea..... 3
Negative: Commissioner Kleinert..... 1

Rule 12.1

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

Rule 14.5

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinea..... 3
Negative: Commissioner Kleinert..... 1

Adjourned: 3:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, JULY 17, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 26, 1951, were approved, as printed in the Bulletin of July 3, 1951, Vol. 36, p. 27.

ZONING APPLICATIONS

835-47-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for E. Koepfel, Inc., owner.

SUBJECT—Application reopened May 2, 1950—re Application (decision of the borough superintendent) under sections 7i, 7e and 7A of the zoning resolution, to permit in a residence and business use district, the parking of cars on roof of existing structure with a business driveway crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Eziel Koepfel.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision without further argument.

176-50-BZ

APPLICANT—Max Horn, for Frank Fenimore, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the extension of existing junk storage building.

PREMISES AFFECTED—106-01 to 106-15 154th street and 154-02 South road, southeast corner (Block 10122, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and James Fenimore.
For Opposition: Maria Falco, Mary Andreelli, Celia Nuzzi, S. Scarano and Andrew Buffolino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision without further argument.

187-51-BZ

APPLICANT—Ferdinand Savignano, for Dellwell Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the change in occupancy of existing five car business garage and hay and feed market to public garage; and the combination of this building with adjoining public garage (by removing fire wall).

PREMISES AFFECTED—5905-5923 16th avenue, northeast corner of 60th street (Block 5510, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Capano.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision without further argument.

209-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Benjamin C. Nevin, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning res-

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olution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and storage, motor vehicle repairs and office.

PREMISES AFFECTED—146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to September 25, 1951, 10 A.M. for inspection and decision without further argument.

217-51-BZ

APPLICANT—Siegel and Green, for A. F. & G. Realty Corp., owner (owner under contract, Seymour Schneider and Morris Greenstein, doing business as Kingston Motor Sales and Berl Berry Motors, Inc.).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of an outdoor sale and display of motor vehicles.

PREMISES AFFECTED—Bruckner boulevard, north side, from Evergreen to Colgate avenues (Block 3711, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel and Jacob Aisenberg.

For Opposition: Joseph Milano, Marvin Dorros, I. Malanista and Lillian Eisner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision without further argument.

231-51-BZ

APPLICANT—Robert Gottlieb, for Karl Thomas, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use C area district, the erection and maintenance of a building (store) using more than the area permitted.

PREMISES AFFECTED—3566 Jerome avenue, east side, 85.5 ft. north of East 212th street (Block 3329, Lot 48), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: S. Bonom.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision without further argument.

241-51-BZ

APPLICANT—A. H. Salkowitz, for Salcoats Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7h, 7A and 7e of the zoning resolution, to permit in a residence and business use district, the parking of patrons' motor vehicles, with a curb cut more than the permitted distance from the intersection.

PREMISES AFFECTED—39-02 to 39-20 Bell boulevard, southwest corner of 39th avenue (Block 6237, Lot 6), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz and M. J. Cavanaugh.

For Opposition: Harry Katz, John J. Dobbyn, Bernhard Joletzky, Clara L. Knauss, Bernard Tonry, Walter Rybka, Marion S. Lorenz, John Carroll and Antonie Brueckmeier.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision without further argument.

256-51-BZ

APPLICANT—James E. Casale, for Hunts Point Oval, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use portion of a lot located in a residence, business and unrestricted use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—940-948 Southern boulevard and 1035-1051 and 1063 East 163rd street, northeast corner (Block 2742, Lots 3 and 70), Borough of The Bronx.

APPEARANCES—

For Applicant: James E. Casale.

For Opposition: Louis R. Cuba.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision without further argument.

345-51-BZ

APPLICANT—Goldwater and Flynn, for Certified Carent, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e, 7h and 7f of the zoning resolution, to permit in a residence use district, the reconstruction of accessory building on existing gasoline service station to be used for auto washing, lubritorium, repairing, accessory sales and office and to permit existing ten individual metal garages used for storage of motor vehicles and the parking and storage of motor vehicles to remain.

PREMISES AFFECTED—83-91 Macombs place, northwest corner of West 153rd street (Block 2039, Lot 15—formerly part of Lot 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Monroe Goldwater, Samuel Rosenblum and Lou R. Colman.

For Opposition: E. Kayman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision without further argument.

353-51-BZ

APPLICANT—Joseph Unger, for Estates Station Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution to permit in the residence use portion of a lot located in a residence and retail use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—179-21 to 179-27 Hillside avenue, north side, 263.7 ft. west of Midland parkway (Block 9937, Lot 56), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Unger.

For Opposition: None.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision without further argument.

96-51-BZ

APPLICANT—Leo Kornblath, for Drydock and Corlears Park Properties, Inc., owner (Joseph Abraham, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of three years.

PREMISES AFFECTED—13-23 Corlears street, west side, from Monroe to Cherry streets, 304-312 Monroe street and 472-474 Cherry street (Block 263, Lot 16), Borough of Manhattan.

APPEARANCES—

For Applicant: Leo Kornblath.

For Opposition: Edith Mishkin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision without further argument.

64-50-BZ

APPLICANT—Henry George Greene, for 444 10th Avenue Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the change in occupancy of first floor from sale and recapping of tires, auto supplies and the parking of customers' cars to a gasoline service station, lubricatorium, motor vehicle repairs, sale of tires and auto supplies.

PREMISES AFFECTED—444-446 10th avenue, southeast corner of West 35th street (Block 732, Lot 70), Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

63-51-BZ

APPLICANT—Seymour M. Litman, for Alex Litman, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—53-01 to 53-07 Edgemere avenue and 191 to 199 Beach 53rd street, southwest corner (Block 343, Lot 31), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Seymour M. Litman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (218-51-BZ)

WHEREAS, the premises and area were inspected by a committee of the Board whose verbal report was that the premises were now used for a fruit and vegetable stand which is an unlawful use in a residence use district.

Resolved, that this application be and it hereby is withdrawn without prejudice, for consideration upon request after present unlawful use is removed.

627-26-BZ—Vol. III

APPLICANT—Siegel and Green, for 1910 Arthur Avenue Corp., owner.

SUBJECT—Application reopened May 22, 1951—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy on first floor from commercial use (banking) to offices, stores and restaurant.

PREMISES AFFECTED—1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel and George V. Comfort.

For Opposition: R. Benedict Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (627-26-BZ)—Vol. III

WHEREAS, Siegel and Green for 1910 Arthur Avenue Corp., owner, filed April 27, 1951 an application under section 21 of the zoning resolution, to permit in a residence use district the change in occupancy on the first floor from commercial use (banking) to offices, stores and restaurant, affecting premises 1910 Arthur avenue, east side, 200.14 feet south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx; and

WHEREAS, this application was reopened as Vol. III on May 22, 1951 subject to regular procedure, to consider partial change of use; and

WHEREAS, a public hearing was held on this application on July 17, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East Tremont avenue is in a business use, B area, class 1½ height district; that Arthur avenue and the site are in residence and business use, B area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 24, 1951, acting on amendment to Alt. Applic. 769-50, reads:

"1. Proposed occupancy of first floor is contrary to variance granted by Board of Standards and Appeals under Cal. No. 627-26-BZ, and also contrary to Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75.63 feet frontage by 121.72 feet in depth, on which is located a building, 75.63 feet front by 111 feet in depth (irregular), 9 stories, 103.5 feet in height, of class 1 construction and used as offices, stores and restaurant; that it is proposed to vacate the illegal cellar occupancy involved in Volume II, in accordance with the order of the Board as affirmed by the Court and to restore the legal cellar occupancy as permitted by the Board in the original variance of March 8, 1927; that affidavit from Harold Hyman sets forth in detail the above facts; that it is proposed to permit the existing arrangement and uses on the first floor as shown on plan under Volume III; and

WHEREAS, the applicant contends that on February 26, 1951, the department of housing and buildings issued viola-

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tion C-739-50 against these premises; that the original building was erected under N.B. 1742-26 pursuant to a zoning variance granted by the Board under Cal. No. 627-26-BZ permitting, among other things, a banking business, such as allowed under the national and state laws, to be conducted on the street grade; that certificate of occupancy 793-28 was issued on May 25, 1928 calling for stores on the 1st floor and offices on the upper floors and that this certificate is still in full force and effect; that the original variance indicated two large stores on the 1st floor with a stand in the entrance hall; that the arrangement and occupancy of the 1st floor, as shown on plans filed with Volume III, existed for many years apparently in violation of the conditions of the variance as to the occupancy of this 1st floor; that the present occupancy of the 1st floor is no more objectionable than the originally permitted banking business; that the restaurant is located at the rear of the 1st floor and is not visible from the street and mainly serves the office tenants of the upper floors; that the candy stand in the entrance hall is a customary accessory for business buildings of this type and no doubt has been in existence since the erection of this building; that the offices at the north in the former store fronting on Arthur avenue are in conformity with the intent of the original variance; that the display room at the south in the former store fronting on Arthur avenue is used for an office, shipping room and storage of funeral supplies to the trade and that the existing store fronts are being maintained without any displays, except for a painted sign on the show windows indicating the nature of the business; that the granting of this amendment will not adversely affect anyone and will permit the continuance of uses which have existed unlawfully for many years; that such a grant will relieve the present owners of an unwarranted and burdensome hardship which would result if they were forced to evict the present tenants and to obtain a banking business for this 1st floor as originally permitted by the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 8, 1927, by adding thereto:

"... that in the event the owner desires to occupy the first floor for offices, store and restaurant and hall cigar and candy stand as proposed and as indicated on plans filed with this application marked "Received April 27, 1951, such occupancies may be permitted, on condition that there shall be no occupancy in the cellar, by any tenant; that the cellar shall be used only for the storage of maintenance equipment of tenants and owners actually in the building; that the restaurant shall use no portion of the cellar space; that in the event of the change of tenancy in any space on the 1st floor the matter is to be submitted to this Board for consideration; that the tobacco and candy stand may be continued as at presently existing, provided the front of the stand does not extend beyond the front line of the elevators and there shall be no seatings provided for serving customers; that in all other respects the building shall comply with all laws, rules and regulations applicable thereto other than as modified by resolution adopted March 8, 1927, and as this day amended; that a new certificate of occupancy shall be obtained; that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution."

1236-27-BZ—Vol. II

APPLICANT—Salvatore Spina, for Frank Skura, owner (Salavtore Spina and Ludwig Savarese, lessees).

SUBJECT—Application reopened January 9, 1951, re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the extension of existing gasoline service station, and the extension of existing building and the addition of two new 550 gallon diesel oil storage tanks and a new dispensing pump.

PREMISES AFFECTED—163-01 Cross Bay boulevard (Woodhaven boulevard), southeast corner of 163rd

avenue (Sheridan avenue); (Block 4046, Lots 63 and 64), Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: Salvatore Spina.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

Affirmative: Chairman Murdock, Commissioner

Keating and Deputy Chief Guinee..... 3

Negative 0

Not Voting Commissioner Kleinert..... 1

THE RESOLUTION (1236-27-BZ—Vol. II)

WHEREAS, Salvatore Spina for Frank Skura, owner, Salvatore Spina and Ludwig Savarese, lessees, filed December 20, 1950 an application under section 7f of the zoning resolution, to permit in a business use district, the extension of an existing gasoline service station (previously granted by the Board), the extension of an existing building and the addition of two new 550-gallon diesel oil storage tanks and a dispensing pump, affecting premises 163-01 Cross Bay boulevard, (Woodhaven boulevard), southeast corner of 163rd avenue (Sheridan avenue); (Block 4046, Lots 63 and 64), Howard Beach, Borough of Queens; and

WHEREAS, this application was reopened as Vol. II on January 9, 1951, subject to the regular procedure, to consider additional uses and enlargement of the building; and

WHEREAS, a public hearing was held on this application on June 5, 1951, after due notice by publication in the Bulletin, and laid over to July 3, 1951, for inspection and decision without further argument; then laid over to July 17, 1951, for applicant to submit revised plot plan of entire gas station, including 30 ft. that applicant is entitled to and 40 ft. being requested for extension, and two additional Lots 66 and 67, showing all the uses on all lots; where they are located; what lockers are for and access to them and gasoline dispensing equipment, including sales to boats; and

WHEREAS, the district maps accompanying the zoning resolution show that 163rd avenue is in a business use, A area, class 1½ height district, that Cross Bay boulevard is in a business use, A area, class 1½ height district and that the site is in a business use, A area and class 1½ height district; and

WHEREAS, the letter of the Department of Marine and Aviation dated December 15, 1950, reads:

"On December 6, 1950 you applied for permit to construct a one-story masonry addition to gas station, to be used to lubricate automobiles, and install 2-550 gallon diesel oil storage tanks with dispensing pump at 163-01 Cross Bay Boulevard, Howard Beach, Borough of Queens.

"The above location is in a business district and the added installations to the present gasoline station will violate Article 2, Paragraph 4, Subdivision 46 of the Zoning Resolution of the City of New York.

"You are therefore advised that your request for a permit is denied and you may appeal to the Board of Standards and Appeals for a variance."

and

WHEREAS, the applicant states that the premises consist of a plot, 70 ft. frontage by 84.37 ft. in depth, on which is located a building 17 ft. by 24 ft., one story, 15 ft. in height of class 3 construction, presently used as a gasoline service center and marine service center, for which certificate of occupancy 33427-45 (N.B. 117-34) has been issued for gasoline station, office and grease pits in a business use district; that it is proposed to extend the existing building 18 ft. by 28 ft., one story, 15 ft. in height, of class 3 construction, to be used as a lubritorium; that it is further proposed to add two 550-gallon diesel oil storage tanks; and

WHEREAS, the applicant states that the present service center is inadequate for the conduct of his business; that the present lubricating pits are out in the open with no means of any physical protection during the bad weather; that it is proposed to add to the south side of the present building:

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one-story masonry constructed addition with a lift for lubricating cars, and also to provide space for a work room; and WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 1, 1934, by adding thereto.

"... that the reconstruction and extension in area of the premises as proposed and as indicated on revised plans marked 'Received December 20, 1950,' 4 sheets, and revised plot plan marked 'Received July 16, 1951,' may be permitted for a term of ten years from the date of this amended resolution on condition that the premises shall be rearranged and reconstructed substantially as proposed on such plan; that the adjoining premises to the south under the same ownership, namely Lots 66 and 67, shall at no time be used as part of the gasoline service station; that the number of gasoline storage tanks may be increased, as proposed, to seven (7) 550 gallon tanks; that there may be two (2) 550 gallon tanks for diesel oil; that there may be a pump located at the rear for gasoline and a pump for Diesel oil, as proposed, for servicing boats on Shell Bank Basin; that the connections from this point to the float shall be maintained to the satisfaction of the Fire Department and the Department of Marine and Aviation; that the balance of the premises where not occupied by accessory building and extensions thereto and pumps shall be surfaced with bituminous surfacing; that the curb cuts to Cross Bay boulevard shall be restricted to two curb cuts not over 30 ft. in width each; that the Board reserves the right to require at a later date, if found necessary, fencing on the interior side lot lines and along 163rd avenue; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

18-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Mareve Realty Corp., owner.

SUBJECT—Application reopened May 22, 1951, re Application (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as a machine shop, locker room, auto parts storage and sales, radiator repairs, auto repairs, loading and unloading platform, and the storage of more than five motor vehicles; without the required rear yard; and to permit the existing sale and display of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—150-11 to 150-29 Hillside avenue, north side, 110 ft. east of 150th street (Block 9706, Lots 88, 90, 92, 94 and 98), Jamaica, Borough of Queens.

PEARANCES—

For Applicant: Alfred A. Lama and M. N. Lipschutz.

For Opposition: E. M. Lebowich, H. F. Murway and Patrick McHugh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (118-48-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober for Mareve Realty Corporation, owner, filed April 13, 1951 an application under sections 7f, 7i and 21 of the zoning resolution, to permit

in a business use, C area use district, the erection and maintenance of a building to be used as a machine shop, locker rooms, parts storage and sales, radiator repairs, auto repairs, loading and unloading platform, and the storage of more than five motor vehicles, without the required rear yard, and to permit the existing sale and display of more than five motor vehicles on the unbuilt upon portion of the lot, affecting premises 150-11 to 150-29 Hillside avenue, north side, 110 ft. east of 150th street (Block 9706, Lots 88, 90, 92, 94 and 96), Jamaica, Borough of Queens; and

WHEREAS, this application was reopened as Vol. II on May 22, 1951, subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on June 19, 1951 after due notice by publication in the Bulletin; laid over to July 10, 1951, for inspection and decision without further argument; and then laid over to July 17, 1951, 10 A.M. for inspection, by a committee of the Board, of the present location of owner at 139-36 Queens boulevard; no further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 150th street is in residence and business use, C area, class 1½ height districts; Hillside avenue and the site are in a business use, C area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 11, 1951, acting on N.B. Applic. 1728-51, reads:

"1. The proposed erection of a building to be used for a machine shop, storage of auto parts, locker rooms, parts storage and sales, storage of more than 5 motor vehicles, loading and unloading, radiator repairs, auto repairs and offices and the existing sales and display of more than 5 motor vehicles on a lot in a business use district is contrary to Art. 2, sec. 4a(15), (29) of the Z.R.

"2. The provision of a rear yard above the first floor of only 10'-0" in depth is contrary to Art. 4, sec. 13 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 100 ft. in depth, and is presently zoned as a business use, class 1½ height, C area district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that the premises are presently occupied by a frame dwelling 59 ft. 6 in. by 46 ft. 6 in., and an open area for the sales and display of more than five used motor vehicles which also has a two-car metal garage and a 17 ft. by 19 ft. 6 in. office; that it is proposed to remove the frame dwelling and maintain the open area having a frontage of 80 ft. on Hillside avenue for the sales and display of more than five used motor vehicles and the present two car garage and office in this area at the easterly lot line; that it is further proposed to develop the westerly part of the site with a modern fireproof four-story and mezzanine building having a frontage of 120 ft., a depth of 100 ft. on the first floor and a depth of 90 ft. on the typical floors; that the cellar will be used as a machine shop, storage of auto parts, locker room and storage of sealed drums of anti-freeze and motor oil; that the first floor will be used for the sales and storage of auto parts, machine shop, auto repairs, motor vehicle storage of more than five trucks or cars for owners use and loading platform; that the mezzanine will be used for storage of auto parts and that the second floor will be used for storage of auto parts, and offices of the occupant of the cellar and first floor, and also offices for lease; that the 3rd and 4th floors will be used as offices and are to be leased; that the bulk of the building will be used for conforming uses and the area devoted to the non-conforming uses is small; and

WHEREAS, the applicant contends that Hillside avenue is a main auto thoroughfare and that a building of this type is entirely in keeping at this point; that there are many non-conforming uses in the area of which block 9706, lot 83 contains a gas station and immediately adjoins the site to the east; that block 9763, lot 13 is improved with a gas

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station and block 9697, lot 31 is improved with auto sales and repairs; that the rear yard as proposed is legal up to a point 30 ft. above curb level and is only in contravention of the requirements for its uppermost 24 ft.; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 7, subdivisions f and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7, subdivision i, to permit minor repairing of motor vehicles in the building as proposed on a portion of the plot *on condition* that such work shall be only in connection with the repairing of radiators and the adjustment of new parts dealt in by the owner and excluding all general and heavy repairing; and to permit under Section 7, subdivision f, the use of the building for garage for more than five (5) cars not as a public storage garage but only in connection with the proposed business, all as proposed and shown on plans filed with this application marked "Received April 13, 1951" 9 sheets, and on plan marked "June 12, 1951," 1 sheet, *on condition* that the building shall not be increased in height or area; that the rear yard shall comply with the requirements of the zoning resolution therefor; that no signs or marquees shall be constructed overhanging the building line and all signs shall be restricted to signs in accordance with the requirements of the zoning resolution and limited to signs below the second story windows; that one gasoline pump and one 550 gallon gasoline storage tank may be installed for owner's use only within the building but not for public sale and withdrawn as to request for uses in connection with Lots 88 and 90 in view of the decision by the Board denying the sales use under this Calendar No. 118-48-BZ, Volume One, on September 28, 1948, on condition that in all other respects the uses and the construction and occupancy of the building shall comply with all laws, rules and regulations applicable thereto; that the use herein permitted under section 7f, shall be for a term of twenty-one (21) years from the date of this resolution; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution; that in all other respects the building and occupancy shall comply with all laws, rules and regulations, including the premises now being occupied, namely Lots 88 and 90.

385-50-BZ

APPLICANT—Imre Chairman, for Czechoslovak Auditorium, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from club bar and grill in cellar, to public restaurant, office and assembly hall on 1st floor to theatre and hall; mezzanine to be used in conjunction with proposed 1st floor use; committee rooms, dining room and kitchen on 2nd floor to public restaurant; apartment and billiard room on 3rd floor—no change.

PREMISES AFFECTED—347 East 72nd street, north side, 194 ft. west of First avenue (Block 1447, Lot 18), Borough of Manhattan.

APPEARANCES—

For Applicant: Imre Chairman.

For Opposition: D. F. Lehnert.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (385-50-BZ)

WHEREAS, Imre Chairman, for Czechoslovak Auditorium, Inc., owner, filed June 12, 1950 an application under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from club bar and grill in the cellar to public restaurant; offices and assembly hall on the 1st floor to theatre and hall; mezzanine to be used in conjunction with the proposed 1st floor use; committee rooms, dining room and kitchen on the 2nd floor to public restaurant; apartment and billiard room on the 3rd floor—no change; affecting premises 347 East 72nd street, north side, 194 ft. west of 1st avenue (Block 1447, Lot 18), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on June 19, 1951, after due notice by publication in the Bulletin, and laid over to July 17, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 1st avenue is in a business use, B area, class 1½ height district; East 72nd street is in residence and business use, B area, class 1½ height district; the site is in a residence use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated February 27, 1951, acting on amendment to Alt. Application 585-50, reads:

"This amendment is disapproved with the following objection:

"Proposed change of use of building for Public Assembly Hall and Theatre for rent, and public restaurant in a Residence Use district is contrary to Sec. 3, Article II, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 28 ft. frontage by 102 ft., 2 in. in depth, on which is located a building 28 ft. front by 92 ft. in depth on the 1st floor, 77 ft. in depth on the 2nd and 3rd floors, 4 stories 65 ft. in height, of class 3 construction, for which certificate of occupancy 37123-50 (Alt. 415-17) has been issued for cellar boiler room, club bar and grill, 71 persons on ground floor, 1st story offices and assembly hall, 300 persons, 100 lbs. per sq. ft., mezzanine, assembly hall, balcony, wardrobe room, 51 persons, 100 lbs. per sq. ft.; 2nd story, committee rooms, dining room and kitchen, 85 persons, 100 lbs. per sq. ft.; 3rd story, one apartment and billiard room, 40 persons, 40 and 100 lbs. per sq. ft.; that it is proposed to change the use of the cellar to public restaurant, the 1st story theatre and hall to be rented to the public, the mezzanine to be used in conjunction with the theatre, the 2nd story public restaurant and the 3rd story to remain the same; and

WHEREAS, the applicant contends that the premises were built for a private club in 1926 in what was then a business use district, and has been in use ever since as offices for printing concern and the club; while the premises has preserved its identity as a private club, the district in which is situated was changed to a residence use, B area in 1949 and the club has been in a non-conforming use since that time along with many other non-conforming buildings in the adjacent proximate district, namely: 344 East 72nd street, laundry, tailor, and law office; 332 East 72nd street, flower shop; 346 East 72nd street, Trans-lux movie; 356 East 72nd street, tailor shop; 358 East 72nd street, liquor store; 360 East 72nd street, gift shop and insurance offices; 360 East 72nd street, thrift shop, also delicacy shop; 314 East 72nd street, real estate office and insurance office; 312 East 72nd street, furrier; 310 East 72nd street, laundry; 308 East 72nd street, market and grocery; 345 East 72nd street, tailor; 357 East 72nd street, Tatra Travel bureau; that the owner desires to permit the public to use their facilities (restaurant and social hall) because the club, limited in membership with a net income of \$4919 for the year 1949 and accumulated deficit of \$23,214.88 as of December 31, 1949, and having to meet heavy costs for overhead, taxes (assessment, land \$27,000—building, \$9,000), and initial and subsequent investments, find themselves in delicate financial straits due to these expenses and rising costs, and therefore

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will find it most difficult to maintain their organization without extreme hardship and would have to lower their high standards of restaurant and social services, which have been painstakingly attained through many years of close-knit fellowship; that the club is devoted to the perpetuation of Czech culture, ideals and traditions, and its restaurant, which is duly licensed, serves the best of food in the finest Czech tradition, said club being located in a neighborhood composed of predominantly Czech and other Slovakian peoples; that the proposed use of the building will be in accord with the present use and that no additional structural changes are desired but merely the extension of existent facilities to a wider range of people; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and it was found that the building is already in use substantially as proposed with several business uses; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7c of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 585-50, be and it hereby is affirmed and that the application be and it hereby is denied.

901-50-BZ

APPLICANT—Nathaniel C. Saxe, for Julius Singer, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—485-489 Beach 20th street, west side, 450 ft. south of New Haven avenue (Block 249, Lot 50), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (901-50-BZ)

WHEREAS, Nathaniel C. Saxe for Julius Singer, owner, filed December 12, 1950, an application under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (stores), affecting premises 485 to 489 Beach 20th street, west side, 450 ft. south of New Haven avenue (Block 249, Lot 50), Far Rockaway, Borough of Queens; and

WHEREAS, a public hearing was held on March 13, 1951 after due notice by publication in the Bulletin, and laid over without date, for inspection and decision without further argument; then set for decision on July 17, 1951; and

WHEREAS, the district maps accompanying the zoning resolution show that New Haven avenue is in residence and business use, D area and Class 1 height districts; Beach 20th street and the site are in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 20, 1950, acting on N.B. Applic. 8925-50, reads:

"1. Proposed use of premises located in a residence district for stores is contrary to Section 3, Art. II of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 51.8 ft. front by 280 ft. in depth, irregular, presently vacant; that it is proposed to construct a one-story building of Class 3 construction having a frontage on Beach 20th street of 49 ft., a depth of 100 ft. and one-story in height, to be used as stores, such as are normally permitted in a local retail district; and

WHEREAS, the applicant contends that the site is directly adjacent to a business zone; that directly south of the site are a group of tennis courts; that this specific parcel cannot be developed with conforming uses; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7e for a term of fifteen (15) years, to permit the erection and use of the proposed commercial building as permitted in a local retail district as indicated on plans filed with this application marked "Received December 12, 1950," 2 sheets, and "February 2, 1951," 1 sheet, on condition that the building shall not be increased in height or area beyond the height and area shown and proposed; that not other portion of the premises shall be used for business use; that all loading and unloading shall be from Beach 20th street; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

97-51-BZ

APPLICANT—Charles M. Spindler, for Jamaica Water Supply Company, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and office for a term of 15 years.

PREMISES AFFECTED—114-11 to 114-19 Atlantic avenue and 91-52 to 91-60 115th street, northwest corner (Block 9324, Lots 30 and 31), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (97-51-BZ)

WHEREAS, Charles M. Spindler for Jamaica Water Supply Company, owner, filed February 8, 1951, an application under Section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and office for a term of fifteen years, affecting premises 114-11 to 114-19 Atlantic avenue and 91-52 to 91-60 115th street, northwest corner (Block 9324, Lots 30 and 31), Richmond Hill, Borough of Queens; and

WHEREAS, a public hearing was held on June 19, 1951, after due notice by publication in the Bulletin, and laid over to July 17, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 115th street, Atlantic avenue and the site are in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 9, 1951, acting on N.B. Applic. 8199-50, reads:

"1. Use of premises located within a residence use district as gas service station, washing, lubrication, office and storage is contrary to Art. II, Sect. 3 of the zoning resolution."

and

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WHEREAS, the applicant states that the premises consist of a plot 100.11 ft. front by 100.81 ft. in depth, irregular, presently vacant except for a billboard; that it is proposed to construct a building 32 ft. front by 30 ft. 4 in. in depth, irregular, one story, 13 ft. in height, of Class 3 construction, to be used in conjunction with the proposed gasoline service station as an auto laundry, lubritorium, sale and storage of accessories and office; that it is further proposed to install eight 550-gallon gasoline tanks, four approved dispensing pumps with two curb cuts on Atlantic avenue and one on 115th street; and

WHEREAS, the applicant contends that the premises in question is a vacant lot; that this plot was purchased 20 years ago when in an unrestricted zone, by the Jamaica Water Supply Company for the construction of a million-gallon elevated tank; that at that time, the company assumed that the area would develop in such a way as to necessitate this additional supply; that instead, the area developed with small buildings not requiring additional facilities, and the company was left with this plot for which it has had no use and no income in two decades; that within the entire affected area along Atlantic avenue on both sides of the street, only five plots are developed with conforming uses, while 26 lots contain non-conforming business or industrial uses; that the plot adjoining the site to the west contains a large advertising billboard; that the three other corners of this intersection all contain non-conforming uses—a store on the northeast corner, a large lumber yard on the southeast corner, and a store and a number of one-car garages on the southwest corner; that within the affected area there is also a dry cleaning plant in Block 9434, Lots 2, 4 and 6 with a frontage of 120 ft. on Atlantic avenue; that there is a repair shop in Block 9401, Lots 6 and 8 and a gas station and repair shop in Block 9320, Lots 121 and 124; that the appearance and development of Atlantic avenue in this area is such that a modern landscaped gas station will be both harmonious and beneficial; that while Section 7A does not apply to this plot, the need for preserving the residential character of 115th street to the north of the site is recognized, and therefore only one curb cut is proposed, on 115th street, within 25 ft. of the corner; that ornamental fencing and a shrubbery screen will be provided along the balance of the 115th street building line and along the interior lot lines; that the use zone of the entire site was changed from unrestricted to residence on May 5, 1941; that the elevated water tank that had been contemplated for this site could legally have been constructed when the site was purchased and for ten years thereafter; that the owner purchased the plot as a public service to insure adequate water service to the people of Queens and has paid taxes for 20 years without securing any return; that a conforming use is completely impractical, while a modern service station, serving this heavily trafficked highway, is appropriate and will enable the owner to recoup some of the financial loss incurred in purchasing this plot; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e, of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 8199-50, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

118-51-BZ

APPLICANT—Max Horn, for Oscar Mandel, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of more than one building on the lot by the erection and maintenance of a commercial building (stores).

PREMISES AFFECTED—14-18 to 14-40 Mott avenue and 13-41 Greenport road, southeast corner (Block 78, Lot 2), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Opposition: Edward H. Kozlowsky, Louis C. Kaye, Ida P. Baron, Martha Marcison, Samuel C. Newman, Sidney Lux, David Wohlner, Mildred Spree, Harry Probolsky and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (118-51-BZ)

WHEREAS, Max Horn, for Oscar Mandel, owner, filed February 26, 1951, an application under section 7e of the zoning resolution, to permit in a residence use district, the erection of more than one building on the lot by the erection and maintenance of a commercial building (stores), affecting premises 14-18 to 14-40 Mott avenue, and 13-41 Greenport road, southeast corner (Block 78, Lot 2), Far Rockaway, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 17, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Greenport avenue and Mott avenue are in residence and business use, C and D area and class 1 height districts; the site is in a residence use, C and D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 9, 1951, acting on N.B. Applic. 121-51, reads:

"1. The construction of more than 1 building on the same plot, is contrary to sec. 1-V of the Zoning Law.

"2. The erection of a commercial building on a plot located in a residence zone, is contrary to article 2, sec. 3 of the Zoning Law."

and

WHEREAS, the applicant states that the premises consist of a plot, 400.08 ft. frontage by 97.42 ft. in depth (irregular) on which is located a two-family and attic frame dwelling, a doctors office, for which certificate of occupancy 32639-45 (Alt. 1939-39) has been issued; that it is proposed to build on this plot eight small stores and a large store (No. 9) for a market; that it is also proposed to leave the two-family dwelling remain for the time being until the residential housing situation eases up, and at that time, it is proposed to demolish this dwelling and enlarge the shallow stores by a new application to this Board for a further variance, should this variance be granted; and

WHEREAS, the applicant contends that should the Board grant this variance, no construction will be commenced until the NPA rescinds the restrictions on this type of buildings, and that the time for completion shall be in terms of the national situation rather than a fixed period; that the premises has a frontage of 97.42 ft. on Greenport road, 400.08 ft. on Mott avenue and 18.53 ft. on Caffrey avenue; that the plot consisted of three separate parcels, known as lot No. 6 for the southeast corner of Mott avenue and Greenport road with a frontage of 150 ft. on Mott avenue, on which there is a 2½ story two-family frame dwelling; lot No. 1 with a frontage of 100 ft. on Mott avenue, which is vacant, and lot No. 99 at the northeast corner of Mott and Caffrey avenues, with a frontage of 150 ft. on Mott avenue, also vacant; that it was necessary to file this under a single lot number and the tax department assigned lot No. 2 to the combination of the three lots; that it is now zoned residence C and D, having been changed from business C and D December 28, 1939; that the owner purchased this plot and frame dwelling about 18 years ago; that in 1939, plans were prepared for a row of stores but that the owner postponed building because of uncertain conditions and that he now finds it very difficult to hold on to this large plot with only the two-family dwelling, which barely covers taxes; that in this section there are a number of large apartment houses and

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private homes and that a great deal of construction of apartment houses is under way; that these require an extension of the shopping facilities; that there is not a vacant store in all Far Rockaway and there have been many requests for store space here and that the Bond clothing chain has already arranged for space; that the owner has built and owns a number of store blocks in various sections of Queens and elsewhere and is familiar in this field and has access to prospective tenants for stores, markets, etc.; that the revenue from stores would be much greater than from residential structures and that the city would benefit therefrom; and

WHEREAS, the premises and area were inspected by a Committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision c, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 121-51, Objections 1 and 2, be and it hereby is affirmed and that the application be and it hereby is denied.

154-51-BZ

APPLICANT—Max Wechsler, for Emchest Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from theatre and stores to factory and stores.

PREMISES AFFECTED—860-876 Westchester avenue, southeast corner of Hewitt place and 851-859 East 161st street (Block 2689, Lot 11), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Wechsler and Mark Finkelstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (154-51-BZ)

WHEREAS, Max Wechsler, for Emchest Corp., owner, filed March 5, 1951 an application under section 7c of the zoning resolution to permit in residence and business use districts, the change in occupancy from theatre and stores to factory and stores, affecting premises 860 to 876 Westchester avenue, southeast corner of Hewitt place, and 851 to 859 East 161st street (Block 2689, Lot 11), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on July 10, 1951, after due notice by publication in the Bulletin, and laid over to July 17, 1951 for inspection; applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Westchester avenue is in a business use, B area, class 1½ height district; East 161st street, Hewitt place and the site are in residence and business use, B area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 8, 1951, acting on amendment to Alt. Applic. 121-51, reads:

"1. The proposed change from a Theatre and Stores, to a Factory and Stores, on premises partly in a Business Use Area and partly in a Residence Use Area, is contrary to Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 214 ft. 11-29/32 in. frontage, by 258 ft., 7-3/32 in. depth (triangular), on which is located a building covering the entire lot, one story, 32 ft. in height, of class 1 construction, used as theatre and stores; that it is proposed to change the occupancy to factory, stores and office; that

this building was erected in 1913 as a motion picture theatre and stores, and is of fireproof construction; that the seating capacity in the orchestra is 1414 seats and in the balcony 355 seats; that at the time this theatre was erected, there was no zoning law, and therefore the entire plot was occupied by this building; that in 1916, when the zoning law was enacted, the portion of the theatre within 100 ft. of Westchester avenue was placed in a business use district and the balance of the theatre remained in a residential use district, and that therefore the portion of the theatre in the residential district was a non-conforming use since 1916; that permission is requested to use this non-conforming portion for manufacturing purposes, and that under the present zoning law the portion of the building within 100 ft. of Westchester avenue can be used for that purpose; and

WHEREAS, the applicant contends that when this theatre was erected, the entire neighborhood was occupied by tenants who were in the middle income bracket and the theatre did a very good business for many years; that as time went on, the entire neighborhood began to depreciate so that at the present time the people in the vicinity can spare very little money for motion picture entertainment and that due to this condition, the theatre had to close in 1944; that another factor in keeping this theatre closed since 1944 is the competition of three other motion picture theatres on Prospect avenue; that two of these theatres are within a 500 foot radius of this theatre and the third one is just above 163rd street, about 3½ blocks away; that this building was bought on January 1, 1949 with the intention of reopening the theatre but because of television the effect on many theatres has been disastrous and that in order to reopen the theatre it would be necessary to spend a great deal of money; that the theatre has remained closed all this time and that at the present time there are restrictions covering the expenditure of money for any theatre; that exits from the theatre are much more than are required by the Labor Law for a manufacturing building employing 130 persons on the first floor, and that in fact there are 5 good exits from the first floor having a total width of 64 ft. 8 in.; that from the balcony, which will be used as an office and which will have an occupancy of 10 persons, there are two exits leading to the street, each 4 ft. wide; that the owners now have a building on their hands which is a constant financial drain, and it is respectfully requested that the Board see fit to grant permission for a type of occupancy that will help return a fair investment; that the building will otherwise be lost by foreclosure; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c, to permit the extension of business use throughout the premises, substantially as proposed and as indicated on plans filed with this application marked "Received March 5, 1951," 4 sheets, and revised plans marked "Received June 13, 1951," 4 sheets, on condition that the building shall not be increased in height or area as to the portion in the residence use district; that there shall be no signs or entrances to the building from such part as is in the residence use district; that the building in all other respects shall comply with all requirements of the proposed occupancy as included in the Building Code and State Labor Law and all other laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

221-51-BZ

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution,

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to permit in a business use, D area district, the erection and maintenance of a business building (store and offices) using more than the area permitted.

PREMISES AFFECTED—74-05 Metropolitan avenue, north side, 65.44 ft. east of 74th street (Block 3065, Lot 27), Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (221-51-BZ)

WHEREAS, Ingram S. Carner, for Herman Weiner, owner, filed March 1, 1951 an application under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a business building (store and offices) using more than the area permitted, affecting premises 74-05 Metropolitan avenue, north side, 65.44 feet east of 74th street (Block 3065, Lot 27), Middle Village, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 17, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 74th street, Metropolitan avenue and the site are in a business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 1, 1951, acting on N.B. Applic. 131-51, reads:

"2. Premises is located in a business, D area district; area occupied is excessive. Same is contrary to Article 4, Sec. 14c of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 30.84 feet frontage by 72.76 feet in depth (irregular), upon which there is the remains of an old foundation of a now demolished diner including the masonry 12 ft. 1 in. by 25 ft. 11½ in. kitchen portion, and a frame shack approximately 10 ft. by 10 ft., and that a dilapidated board fence partially obscures same; that it is proposed to remove the present eyesores and replace same with a much needed two-story masonry store and office building approximately 30 ft. by 72 ft.; that in order to feasibly create this change, it is proposed to occupy the additional area of 1219 square feet in excess of the allowable area of 1505 square feet as allowed by 55% of the 2737 square feet of the plot, and to locate the building partially in the bed of a mapped street (Metropolitan avenue); that the widening of 34 feet for the north side of Metropolitan avenue has been proposed since 1912 and to date there is no proceeding pending nor is title vested in the city nor does investigation indicate any proceedings in the near future; and

WHEREAS, the applicant contends that the premises are presently zoned as a business use, Class 1 height, D area district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating thereto is pending at the present time; that surrounding this property and in the immediate vicinity are stores, houses and a two-story bank building which occupy the same or more coverage as the proposed building, and do extend into the bed of the mapped street; that there exists the need for relief insofar as the owner is attempting to create the practical solution to both an irregular site and neglected area; and

WHEREAS, Cal. No. 222-50-A is to be heard in conjunction with Cal. No. 221-51-BZ; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant

under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to extension of area, to permit the erection of the proposed two story and cellar building, substantially as proposed and as indicated on plans filed with this application, marked "Received March 1, 1951" (4 sheets) and "June 12, 1951" (2 sheets), on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. 222-51-A; that the building shall not be increased further in height or area than as proposed; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

286-51-BZ

APPLICANT—Robert Gottlieb, for Ruth Plains Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to an existing building (stores) using more than the area permitted.

PREMISES AFFECTED—2159-2165 White Plains road, west side, 360 ft. south of Pelham parkway south (Block 4317, Lot 64), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb, Julius Spring and Arnold Spring.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (286-51-BZ)

WHEREAS, Robert Gottlieb for Ruth Plains Corp., owner, filed April 19, 1951 an application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to an existing building (stores) using more than the area permitted, affecting premises 2159 to 2165 White Plains road, west side, 360 feet south of Pelham parkway (Block 4317, Lot 64), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on July 17, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Lydig avenue is in residence and business use, C area, class 1¼ height districts; White Plains road and the site are in a business use, C area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated April 9, 1951 acting on Alt. Applic. 261-51, reads:

"1. In a "C" District, no building may occupy at the curb level more than 60% of the area of an interior lot as per Section 13 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 feet frontage by 100 feet in depth, on which is located a building 120 feet front by 69 feet 7 inches in depth (irregular), one story, 12 feet 4 inches in height, class 3 construction, presently used as stores for which certificate of occupancy 9075 has been issued; that it is

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proposed to erect a one-story extension 35 feet by 60 feet behind the 50 foot half of the building; and

WHEREAS, the applicant contends that the owner erected the building in 1947 and rented it at high rentals; that due to the fact that the building sits on rock, no cellars were built except for a small meter room; that the tenants of the shorter stores find that they need more space to do the volume of business to pay the high rentals, and the owner, who has a substantial investment both in the land and building, is in danger of losing these tenants; that this district has always been a C area and had no limits as to coverage before 1945; that all the buildings on the east side of the street are one-story stores occupying 90% and 100% of the lot and the two corner buildings (lots 75 and 50) on the west are built 100% on the lot; that the condition of these properties makes it wholly inequitable to limit the improvement of the lot in question; that area of lot 120 ft. by 100 ft. equal 12,000 square feet, the area of building (permitted) equals 7200 square feet and area coverage is 60%; that the proposed extension 35 ft. by 60 ft. equals 2100 square feet, proposed area coverage is 9300 square feet, that proposed area coverage, 77.5% or 17.5% greater than the allowable coverage; that the excess equals 2100 square feet; that the proposed one-story extension using an additional 17% area and leaving a 15 foot yard at the rear would in no way interfere with the light and ventilation of the apartment house in the rear, as this has a deep rear yard of its own; that the City assesses the land on the west side of the street, which can only be occupied 60%, at a greater value than the land on the east side of the street which is occupied 90% and 100%; that the Board has allowed the same owner (a different corporation) to make an extension to the property immediately to the south (736-49-BZ); that in order to relieve the owner of the hardships involved, a variance is respectfully requested to allow the erection of the extension as proposed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 of the zoning resolution as to extension in area, to permit the extension of the existing building at the rear, substantially as proposed and as indicated on plans filed with this application, marked "Received April 19, 1951" (4 sheets), *on condition* that the proposed extension shall not exceed the height of the existing building and not over one story in height and shall be erected not nearer than 15 ft. to the rear lot line; that the rear yard shall be paved and drained in accordance with the requirements therefor, to the satisfaction of the borough superintendent; and that all permits required shall be obtained and all work completed within the requirements of Section 22A.

APPEALS FROM ADMINISTRATIVE DECISIONS

12-51-A

APPLICANT—New York Dugan Brothers, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—98-01 to 98-22 222nd street and 222-01 to 222-45 99th avenue, northeast corner and 222-02 to 222-44 98th avenue (Block 10806, Lots 1 and 6), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Edwin A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for applicant to file revised plans.

183-51-A

APPLICANT—Siegfried F. Dankenbring, for N. Y. Dugan Brothers, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—222-15 99th avenue (also known as 222-18 98th avenue, middle building), north side, 100 ft. 6 in. east of 222nd street (Block 10806—formerly 1736, Lot 6), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Edwin A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for applicant to file revised plans.

188-51-A

APPLICANT—Ferdinand Savignano, for Dellwell Realty Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5905-5923 16th avenue, northeast corner of 60th street (Block 5510, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Capano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision without further argument.

366-51-A

APPLICANT—Burke, Morrison and Green, for E. Koepfel, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Eziel Koepfel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 10 A.M. for inspection and decision without further argument.

855-50-A

APPLICANT—Henry George Greene, for 444 10th Avenue Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—444-446 10th avenue, southeast corner of West 35th street (Block 732, Lot 70), Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

297-51-A

APPLICANT—H. R. Ritter Trucking Co., owner.

SUBJECT—Transportation of propane in tank truck in New York City (capacity of tanks not in conformity with fire department specifications).

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APPEARANCES—

For Applicant: None.

For Administration: Edwin A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn on written request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

428-51-A

APPLICANT—Emerson Radio and Phonograph Corp., lessee, for The Port of New York Authority, owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—111 8th avenue, west side, block bounded by 8th and 9th avenues and 15th and 16th streets (2nd floor); (Block 739, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Edwin A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn on written request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

824-50-A

APPLICANT—Edward T. Crinnion, Borough Superintendent.

OWNER OF PREMISES—1910 Arthur Avenue Corp.

SUBJECT—Revocation of Certificate of Occupancy #793, issued re N.B. 1742-26.

PREMISES AFFECTED—1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Owner: Max Siegel and George V. Comfort.

ACTION OF BOARD—Appeal granted; Certificate of Occupancy 793 revoked.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (824-50-A)

WHEREAS, Edward T. Crinnion, Borough Superintendent, Department of Housing and Buildings, The Bronx, filed November 3, 1950, an application for revocation of Certificate of Occupancy 793-28 issued against N.B. 1742-26, affecting premises 1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14), Borough of The Bronx; and

WHEREAS, the applicant states that the building in question is nine stories in height, 75 ft. by 100 ft. in area, of fireproof construction, erected 1928, located in a residence use district and used and occupied since 1928 as follows: cellar, boiler room and storage; 1st floor, stores and offices, 2nd to 9th floors, offices; and proposed to be used and occupied as follows: cellar, boiler room and storage; 1st floor, stores, offices, restaurant and cigar stand, 80 persons; 2nd to 9th floors, offices; and

WHEREAS, the applicant contends that this appeal is submitted to the Board for the revocation of Certificate of Occupancy No. 793-1928, issued in error, May 25, 1928; that Plan and Application N.B. 1742-1926 was filed for the erection of a nine-story fireproof structure 75.63 ft. by 110 ft. for offices; that the Board on March 8, 1927, under Cal. 627-26-BZ granted a variation on condition that the use of the building be restricted to business and offices with permission for a banking business on the street grade; that Alt.

263-1948 was filed on April 15, 1948, to change the use of cellar to factory and the Board had denied request for such change in Cal. 627-26-BZ, Vol. 2, on December 20, 1949; that Violation C739-1950 was placed March 27, 1950, for "occupancy contrary to Certificate of Occupancy No. 793-28 and Board of Standards and Appeals Cal. 627-26-BZ"; that occupancy of cellar changed from storage to storage and factory; that occupancy of 1st floor changed from stores to offices, display rooms, restaurant and candy stand; that this violation superseded Violation 2424-1946; that Alt. 769-1950 was filed to change use of 1st floor on September 6, 1950 and disapproved September 18, 1950 and a resolution was passed on September 21, 1948 by Board to reopen Cal. 627-26-BZ, Vol. II; and

WHEREAS, Certificate of Occupancy 793—issued May 25, 1928 upon completion of work under N.B. Applic. 1742-1926 permits the use of the buildings as follows: 1st floor, stores, 120 lbs. live load; upper floors, offices, 75 lbs. live load and describes the building as brick construction.

Resolved, that Certificate of Occupancy No. 793 issued May 25, 1928, is hereby *revoked* in view of its having been issued in error; that such certificate of occupancy though unlawful, may remain temporarily in force until a new certificate of occupancy is obtained, as required this day by resolution adopted under Cal. 627-26-BZ, Vol. III.

865-50-A

APPLICANT—Tri-Boro Asphalt Corp., for Metropolitan Sand and Gravel, owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—120th street and 31st avenue, southwest corner (Block 4376, Lot 100), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert J. Zindler.

For Administration: Edwin A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (865-50-A)

WHEREAS, Tri-Boro Asphalt Corp., for Metropolitan Sand and Gravel Corp., owner, filed November 30, 1950, an appeal from a decision and an order of the fire commissioner, affecting premises: 120th street and 31st avenue, southwest corner (Block 4376, Lot 100), Flushing, Borough of Queens; and

WHEREAS, Order #23804 LC issued by the Fire Commissioner February 28, 1950 and repeated in his decision of October 31, 1950, reads:

"You are hereby notified that an inspection of the above premises used as a Technical Establishment, shows the following must be done before the permit requested by you can be issued:

3. Provide suitable embankments around the two vertical 46,000 gallon asphalt tanks. Amendment to Marine and Aviation Plan #2031-B to be filed and approved before work is commenced. C19-11.0, Administrative Code.

6. Submit evidence of hydrant flow test by Department of Water Supply, Gas and Electricity that the street main is fed both ways as required by Chapter 26, 1407.0, Administrative Code."

and

WHEREAS, the applicant states that the premises consist of a plot 2.6 acres, 600 ft. front by 320 ft. in depth, located in an unrestricted use district; used and occupied since March, 1949 as an asphalt plant, upon which it is proposed to erect two 46,000-gallon asphalt storage tanks, 22 ft. 3 in. in diameter by 16 ft. in height of steel construction; and

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WHEREAS, the applicant states that it is engaged in the manufacture of asphalted concrete; and

WHEREAS, the applicant contends that the two 46,000-gallon asphalt storage tanks are constructed as tanks within an outer tank, as indicated on drawings filed with this appeal; that this form of construction is necessary to avoid having to heat and liquefy the entire contents of the tanks; that only the asphalt within the inner tank below ground level is in a liquid state; that the asphalt becomes progressively cooler so that at the wall of the outer tank the asphalt is solid and will not flow even if a plate is removed from the outer wall; that the tanks are so embedded and connected to the concrete base that there is no chance of the steel wall kicking out at the bottom; that there can be no pressure on the contents of the tanks, so that there is no lifting action on the roof of the tank; that if asphalt in liquid state should find its way out of the tank, it could not travel more than three or four feet before the cool air would make it so viscous as to prevent further flow; that in view of these facts, there is no necessity of putting a wall around these two tanks, inasmuch as they do not constitute a hazard; that the plant is located in an isolated spot; that there are other similar installations throughout the city, even though they do not have the added safety of a double wall tank; that in addition there is a 1 ft. 6 in. wall around three sides of the tanks, as shown on drawings and the boiler house north of the tanks has a concrete base all around it; that the Fire Commissioner feels that a 4 ft. 6 in. high wall around the tanks would eliminate the danger; that the only point on the premises where there might be any personnel would be at the boiler house, where the 5 ft. concrete base exists; that as to Item 6 of the order, the plant is located on a spit of high land projecting into Flushing Bay; that a new water line has been run into the central point of the plant and a hydrant installed; that to be required to provide a two-way flow at this hydrant is not feasible; that it is therefore requested that this requirement be waived; and

WHEREAS, the applicant states that the existing 4-inch and 6-inch waterline in question is being used by the Metropolitan Sand and Gravel Corp. and the applicant; that the quantities of water consumed at peak periods by the former company are 400,000 c.f. per month; that the quantity of water consumed by the applicant at peak periods is 80,000 c.f. per month; that the resultant pressure at the hydrants within the premises is 45 lbs. per square inch; that there is access to the plant from the north, for trucks, by a paved road along 120th Street from the College Point Causeway on the east; that there is access within the plant, for trucks, by means of several temporary roads across the newly filled intervening property; that construction permits have been issued by the Department of Marine and Aviation; and

WHEREAS, the applicant has filed a copy of a communication dated April 23, 1951, addressed to it by the Deputy Commissioner of Water Supply, Gas and Electricity, stating that there is a normal pressure of 55 lbs. per square inch in the 8 in. main located at 120th Street and 28th Avenue; and

WHEREAS, the applicant states that no certificate of occupancy has been issued for the use of the premises as an asphalt plant; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal should be granted under certain conditions.

Resolved, that the decision of the fire commissioner, acting on Order #23804 LC be and it hereby is *modified* and that the appeal be and it hereby is granted, as to Objections 3 and 6, *on condition* that the storage of asphalt shall be maintained to the satisfaction of the fire commissioner; that the water supply and such fire-fighting appliances shall be maintained as the fire commissioner shall direct.

intendent (under section 35 of the General City Law re bed of mapped street—Metropolitan avenue).

PREMISES AFFECTED—74-05 Metropolitan avenue, north side, 65.44 ft. east of 74th street (Block 3065, Lot 27), Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (222-51-A)

WHEREAS, Ingram S. Carner, for Herman Weiner, owner, filed March 1, 1951, an application pursuant to Section 35 of the General City Law to permit the erection of a building projecting into a mapped street widening, affecting premises 74-05 Metropolitan avenue, north side, 65.44 ft. east of 74th street (Block 3065, Lot 27), Middle Village, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated February 1, 1951, acting on N.B. Applic. 131-51, reads:

"1. Premises is located in the bed of a mapped street, same must be submitted to the Board of Standards and Appeals for approval."

and

WHEREAS, the applicant states that the proposed building will be two stories, 25 ft. in height, 30.84 by 72.7 ft. irregular in area, of Class 3 construction, on a lot 30.84 ft. by 72.76 ft. irregular in area, in a business use, D area Class 1 height district and used and occupied: cellar, storage and boiler room; 1st floor, store, 5 persons; 2nd floor, offices, 20 persons; and

WHEREAS, the applicant states that there is now on the lot an abandoned foundation and a one-story class 3 constructed building 12 ft. in height, 12 ft. 1 in. by 25 ft. 11½ in. in area, erected 1928; for which no certificate of occupancy has been issued; and

WHEREAS, the applicant contends that it is proposed to remove the present eyesores and replace same with a clean, practical, much-needed two-story masonry store and office building; that in order to create a feasible change, it is proposed to occupy a portion of the bed of a mapped street (Metropolitan avenue); that the proposed widening of 34 ft. on the north side of Metropolitan avenue, has been proposed since 1912 and to date there is no proceeding pending nor are there any proceedings proposed in the near future for acquisition of such widening; and

WHEREAS, the Board is informed by the office of the Borough President that revised plans now in preparation will call for a widening on this side of Metropolitan avenue of 85 feet as against 100 feet formerly shown.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 131/51, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 35 of the General City Law, to permit the construction of the proposed two-story building within the portion of the premises proposed to be taken for the widening of Metropolitan avenue, *on condition* that in the event the land and building are condemned for such widening, no claim shall be made except for the value of the land so taken as determined by the Court and for the cost of the building so taken as determined by the Court, subject to an amortization of 5% a year from the date of this resolution; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day under Cal. 221-51-BZ.

Adjourned: 1:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

222-51-A

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Appeal from a decision of the borough super-

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REGULAR MEETING

TUESDAY AFTERNOON, JULY 17, 1951, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL.

491-31-SA—Vol. IV

APPLICANT—Perfection Stove Co., owner.

SUBJECT—Application reopened December 12, 1950—re Perfection Oil Burning Heater, Models 3145, 3150, 3156, 3157, 3170 and 3171 (previously approved re Models 2250, 3140, 3155, 3168).

APPEARANCES—

For Applicant: Frank W. Blauvelt.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (491-31-SA—Vol. IV)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 20, 1951

Re: Cal. 491-31-SA—Vol. IV

Subject: Amendment of resolution to include additional models of Oil Burning Heaters—Models 3145, 3150, 3156, 3157, 3170 and 3171.

Perfection Stove Company, Jersey City, requested by letter, dated September 14, 1950 that Cal. 491-31-SA be reopened to amend the resolution to include additional models of Oil Burning Heaters, namely Models 3145, 3150, 3156, 3157, 3170 and 3171. The case was reopened by a vote of the Board December 12, 1950 under Cal. 491-31-SA—Vol. IV.

Purpose

These units are oil burning heaters for domestic heating.

Description

Model 3145 is similar to Model 3140 approved July 20, 1949, as to combustion, but differs as to BTU output having 47,700 instead of 40,000 BTUs.

Model 3150 is similar to Model 2250, approved December 20, 1949, differing only as to exterior finish.

Model 3156 is similar to Model 3155, approved January 27, 1948, differing only as to exterior design.

Model 3157 is similar to Model 3155, approved January 27, 1948, differing as to exterior design and Model 3157 has a factory installed blower.

Model 3170 is similar to Model 3168, approved July 20, 1948, differing only as to BTU output having 70,800 instead of 68,000 BTUs.

Model 3171 is similar to Model 3168, approved July 20, 1948, having a 70,800 instead of 68,000 BTU output and Model 3171 has a factory installed blower.

Recommendation

The Committee on Test recommends that the resolution adopted July 8, 1932 and as amended at various times be amended to include Models 3145, 3150, 3156, 3157, 3170 and 3171, on condition that the requirements of the resolution of January 23, 1940 under Cal. 491-31-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions as adopted July 8, 1932 and amended through December 20, 1949, in accordance with the above report.

700-50-SA

APPLICANT—White Cleaning Machinery Corporation, owner-manufacturer.

SUBJECT—White Cleaning Machine, Model Syntone, approval of.

APPEARANCES—

For Applicant: Samuel Fields.

ACTION OF BOARD—Appliance approved in accordance with the report of the committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (700-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 700-50-SA

June 22, 1951

Subject: White Cleaning Machine—Model Syntone.

The White Cleaning Machinery Corp., filed October 6, 1950, an application with the Board of Standards and Appeals for approval of the White Cleaning Machine Model "Syntone" under the provisions of C26-178.o.b Administrative Building Code, and C19-76.0 through C19.80.0 Administrative Code.

Purpose

Dry cleaning processing, machine using non-inflammable, non-combustible liquid Perchloroethylene.

Description

The White Cleaning Machine "Syntone" consists of the following units:

- (a) Cleaning and extracting tank
- (b) Solvent filter, transfer tank and circulating system
- (c) Sheet metal enclosure for above units
- (d) Fume exhaust system.

The complete machine weighs approximately 750 pounds. A frame consisting of 2" x 2" x 3/16" angles supports the mechanism of the above units "a" and "b".

The cleaner and extractor tank is fabricated of No. 20 gauge stainless steel and is suspended on four rubber and spring mounted 5/8" diameter suspension rods. The cleaning and extracting cylinder rotates within the tank. The cleaning extractor tank has a capacity of approximately 17 gallons of solvent. Cylinder is set at 45% angle for cleaning. After completion of cleaning, cylinder is set in horizontal position for extraction of cleaning solvent from the saturated garments.

The extractor-cleaner drive mechanism is suspended from the bottom of the tank and is driven by a 1/2 Horsepower, 110 volt, 1750 r.p.m. capacitor type motor. The extractor-cleaner motor control switch is a Bryant sentinel single pole circuit breaker located on the control panel and controls the starting and stopping of the cleaning cylinder. Opening of the cover on the cleaning tank operates an interlock which also stops the rotation of the cleaning cylinder.

A solvent circulating pump is driven by a 1/2 Horsepower 110 volt, 1750 r.p.m. capacitor type motor. It is used to draw out the cleaning solvent from the cleaner tank and circulates the solvent through the filter tank where the fluid is clarified and then delivered back into the cleaner extractor tank. This operation is continuous. The circulating pump is also controlled by a Bryant sentinel single pole circuit breaker located on the control panel.

The galvanized and welded filter tank is made of No. 10 gauge steel with dished ends of 3/16" thickness. The tank is manufactured by the L. O. Koven Brother, Inc., of Jersey

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City, N. J. It is designed for a working pressure of 50 p.s.i. and tested by 100 p.s.i. The circuit breaker is designed to cut off power when the pressure in the filter tank reaches 50 p.s.i. The top head is removable. In operating condition, the cover or head is securely held in place by eight $\frac{1}{2}$ inch diameter swing bolts. A pressure gauge is mounted on the filter tank to indicate the pressure in the tank. Operators are instructed to clean the filters at 25 p.s.i. Five filters, each consisting of a galvanized rack covered with a removable canvas bag are used to filter the solvent. The solvent is drained into the transfer tank when cleaning the filters. The transfer tank is made of No. 14 gauge galvanized steel plate.

A non-poisonous, non-toxic powder is used for clarifying the solvent. This is introduced into the charger, which is of heavy cast bronze construction.

Flexible connections consisting of canvas covered spiral wound steel hose are used between the cleaner tank and the solvent circulating system.

All wiring is #12 B & S gauge in BX armoured sheath.

The entire mechanism is enclosed in a sheet steel cabinet of No. 18 gauge. After the garments have been centrifuged to remove the solvent, they are hung in the cabinet to dispel the odors. An exhaust blower removes the fumes from the cabinet and discharges them through 6" ducts to the outer atmosphere. The exhaust blower is driven by $\frac{1}{3}$ horsepower, 110 volt, 1750 r.p.m. motor controlled by a Bryant sentinel single pole circuit breaker.

The solvent perchlorethylene used in this machine is non-flammable liquid, non-explosive cleaning fluid rated by Underwriters Laboratories as non-combustible (rating C) and non-flammable.

The capacity of the cleaner-extractor cylinder is ten lbs. dry weight of garments.

No steam or other heating apparatus is used in connection with the operation of the machine. Neither the solvent or the garments are subjected to heat at any time in the operation of the machine. This machine is known in the trade as a "Cold Unit".

Inspection and Test

This appliance was inspected and tested at 584 Glenmore avenue, Brooklyn, N. Y. and found to operate as designed. Present at the test were Chief Engineer L. V. Huber of the Committee on Test and Samuel Fields and Rudolph Weiss, representing the applicant.

Recommendation

On the basis of this inspection and test, the Committee on Test recommends the approval of the White Cleaning Machine Model Syntone for voluntary installation in New York City under the provisions of C26-178.0.b, on condition that the equipment is as herein described, and the solvent used is classed as non-flammable (Perchlorethylene). The Committee further recommends that in the event the solvent is changed, the electric motors shall be changed to comply with the requirements of C19-80.0.d and all installations in which the solvent used is not of the non-flammable type (Perchlorethylene) shall comply with the requirements of Art. 13, Chap. 19 Administrative Code.

The Committee further recommends that each appliance bears a label permanently attached reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 700-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

743-50-SA

APPLICANT—Martin Equipment Corp., owner-manufacturer.

SUBJECT—Martin Dry Cleaning Unit Model 25.0, approval of.

APPEARANCES—

For Applicant: Edward Duncan.

ACTION OF BOARD—Appliance approved, in accordance with the report of committee.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (743-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 743-50-SA

June 28, 1951

Subject: Martin Dry Cleaning Unit Model 25.0, approval of.

Martin Equipment Company, Buffalo, N. Y., filed September 11, 1950, an application with the Board of Standards and Appeals for approval of the appliance known as Martin Dry Cleaning Model 25.0 under the provisions of C26-178.0 Administrative Building Code and Article 13 Chapter 19 Administrative Code.

Purpose

This appliance is a dry cleaning machine which utilizes solvents classified as non-flammable.

Description

The various parts of this appliance are assembled as a single unit and covered at the front and sides with a shroud.

The washing, extracting, solvent reclaiming and deodorizing operations are performed in one cylinder. Filtering is accomplished by means of a bag type filter and filter pump. A fan is provided to circulate air over the heating and cooling coils during the reclaiming and deodorizing periods.

Component parts of the appliance are as follows:

(a) Interlocks: A door switch, located on the front side of the device, held in the closed position when the door is closed, when the door is opened, the interlock switch opens which de-energizes the washer and extractor motor controllers so that the cylinder cannot be power driven while the access door is open. An additional interlock is furnished which is operated by a damper handle. When the damper is opened, the fan motor is energized and interlock pins are disengaged from the loading and deodorization doors allowing them to be opened. When the damper is in the open position and one of the doors is open, the air will be drawn in from the room and exhausted to the outside atmosphere.

The filter body is constructed of 18 USS gauge sheet steel, the cover is $\frac{3}{4}$ in. thick plate.

The machine is connected to a 220-V, 3 phase 60 cycle source of supply when a 3 phase extract motor is used and a 220-V single phase 60 cy. source of supply when a single phase extract motor is used.

Inspection and Test

The device was inspected and tested at 163 W. 23rd St., and found to operate as designed. Present at the test were Chief Engr. L. V. Huber, Committee on Test and P. Yansy and W. J. Fisher, representing the applicant. The device has been approved by the Underwriters Laboratory under Electrical 22795, Application No. 50C2945A, a copy of which report is on file with and is part of the record.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Martin Dry Cleaning Unit Model 25.0 for voluntary installation under the provisions of C26-178.0 on condition that the equipment is as herein described and the solvent used is classed as non-flammable (Perchlorethylene). The

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Committee further recommends that, in the event the solvent is changed, the electric motors shall be changed to comply with the requirements of C19-80.0.d and all installations in which the solvent used is not of the non-flammable type (Perchloroethylene) shall comply with the requirements of Art. 13-Chap. 19, Adm. Code.

The Committee further recommends that each appliance bear a label permanently attached, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 743-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

744-50-SA

APPLICANT—Martin Equipment Corporation, owner-manufacturer.

SUBJECT—Martin Dry Cleaning Unit, Model 50-0, approval of.

APPEARANCES—

For Applicant: Edward Duncan.

ACTION OF BOARD—Appliance approved, in accordance with the report of the committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (744-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 744-50-SA June 27, 1951
Subject Martin Dry Cleaning Unit—Model 50.0, approval of.

Martin Equipment Co., Buffalo, New York, filed September 11, 1950 an application with the Board of Standards and Appeals for approval of the appliance known as Martin Dry Cleaning Unit—Model 50.0 under the provisions of C26-178.0 Administrative Building Code and Article 13, Chapter 19, Administrative Code.

Purpose

This appliance is a dry cleaning machine which utilizes solvents classified as non-flammable.

Description

The various parts of this appliance are assembled as a single unit and covered at the front and sides with a shroud.

The washing, extracting, solvent reclaiming and deodorizing operations are performed in one cylinder. Filtering is accomplished by means of a bag type filter and filter pump. A fan is provided to circulate air over the heating and cooling coils during the reclaiming and deodorizing periods.

Component parts of the appliance are as follows:

(a) Interlocks: A door switch, located on the front side of the device, held in the closed position when the door is closed, when the door is opened, the interlock switch opens which de-energizes the washer and extractor motor controllers so that the cylinder cannot be power driven while the access door is open. An additional interlock is furnished which is operated by a damper handle. When the damper is opened, the fan motor is energized and interlock pins are disengaged from the loading and deodorizing doors allowing them to be opened. When the damper is in the open position

and one of the doors is open, the air will be drawn in from the room and exhausted to the outside atmosphere.

The filter body is constructed of 18 USS gauge sheet steel, the cover is $\frac{3}{4}$ in. thick plate.

The machine is connected to a 220-V, 3 phase 60 cycle source of supply when a 3 phase extract motor is used and a 220-V single phase 60 cy. source of supply when a single phase extract motor is used.

Inspection and Test

The device was inspected and tested at 163 West 23rd Street and found to operate as designed. Present at the test were Chief Engineer L. V. Huber, Committee on Test and P. Yansy and W. J. Fischer, representing the applicant. The device has been approved by the Underwriters Laboratory under Electrical 22795, Appl. No. 50C1446A, a copy of which is on file with and is part of the record.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Martin Dry Cleaning Unit Model 50.0 for voluntary installation under the provisions of C26-178.0 on condition that the equipment is as herein described and the solvent used is classified as non-flammable (Perchloroethylene). The Committee further recommends that, in the event the solvent is changed, the electric motors shall be changed to comply with the requirements of C19-80.0.d and all installations in which the solvent used is not of the non-flammable type (Perchloroethylene) shall comply with the requirements of Art. 13—Chap. 19, Adm. Code.

The Committee further recommends that each appliance bear a label permanently attached, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 744-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

745-50-SA

APPLICANT—Martin Equipment Corporation, owner-manufacturer.

SUBJECT—Martin Perc-Saver (drying and deodorizing textiles that have been dry cleaned), approval of.

APPEARANCES—

For Applicant: Edward Duncan.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (745-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 745-50-SA February 21, 1951
Subject: Martin Perc Saver, approval of.

The Martin Equipment Corporation, owner-manufacturer, filed September 11, 1950 an application with the Board of Standards and Appeals for approval of the Martin Perc Saver under the provisions of C26-018.0.b Administrative Building Code.

Purpose

A machine for the recovery of dry cleaning fluid.

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Description

This machine dries clothing or other material, deodorizes them and collects any perchlorethylene solvent remaining. There is no fire hazard with perchlorethylene and no other hazard, as the machine is constructed of heavy gauge hot rolled steel. Those portions exposed to the solvent are sand blasted and given a protective coating of baked plastic (usually Gaslock 660). When flexible seals are requested Hycar is used. All pipe lines are galvanized iron. Electrical lines are in rigid conduct. The tumbler drive is constructed of galvanized steel. It is of the open end type supported at the rear by a stub shaft. There are ribs on the inside of the drive which tumble the garments as the drum revolves. The drum shaft rests on external type bearings separated from the inside of the drum by seals which are resistant to perchlorethylene.

A 6" vent pipe is provided with soldered joints. It goes to the outer air above roof. The reclaiming of the solvent is done by passing warm air over the garments. The air is heated by passing it through a steam heated coil. The perchlorethylene laden air is then passed through a cooling coil where its temperature is reduced and solvent is condensed back to a liquid. It is then taken into a water separator where water is separated. Action of separator, automatic movement of air is accomplished by means of a fan.

Inspection and Test

This appliance was inspected and tested at 163 W. 23rd St., Manhattan and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber, of the Committee on Test and Philip Yansy and William J. Fisher, representing the applicant.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Martin Perc-Saver, for voluntary installation under the provisions of C26-178.0 on condition that the equipment is as herein described and the solvent used is classed as non-flammable (Perchlorethylene). The Committee further recommends that, in the event the solvent is changed, the electric motors shall be changed to comply with the requirements of C19-80.0.d and all installations in which the solvent used is not of the non-flammable type (Perchlorethylene) shall comply with the requirements of Art. 13—Chapter 19, Adm. Code.

The Committee further recommends that each appliance bear a label permanently attached, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 745-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance, in accordance with the above report.

895-50-SA

APPLICANT—Gilbert and Barker Mfg. Co., owner-manufacturer (C. A. P. Thomas, agent).

SUBJECT—Calco-Meter Gasoline Dispensing Pumps, Models 996SV, 994SV, 992SV, 996A, 994A, 992A, 996SVA, 994SVA and 992SVA, approval of.

APPEARANCES—

For Applicant: R. C. Beckman.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (895-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 20, 1951

Cal. 895-50-SA

Subject: Calco-Meter Gasoline Dispensing Pumps, Models 996SV, 994SV, 992SV, 996A, 994A, 992A, 996SVA, 994SVA, 992SVA, approval of.

The Gilbert and Barker Mfg. Co., owner-manufacturer, filed November 21, 1950 an application with the Board of Standards and Appeals for approval of Calco-Meter Gasoline Dispensing Pumps, Models 996SV, 994-SV, 992SV, 996A, 994A, 992A, 996SVA, 994SVA, and 992SVA, approval of.

Purpose

A gasoline dispensing pump including a metering and computing type of mechanism.

Description

These Gilbarco Calco-Meter Gasoline Dispensing Pumps are electrically driven metering pumps with a computer type of registering mechanism. They are similar to Model 996 approved by the Board under Cal. 976-47-SA. There is a 1/3 H.P. explosion-proof electric motor which drives a positive type of rotary pump to raise the gasoline from the tank and furnish a pressure just under 20 lbs. for proper metering.

Between the pumping unit and the meter is placed an air separator to separate air which would be admitted through a leaky suction line or through fraudulent manipulation. The air separator also has the important function of providing room for expansion of the liquid in the system due to a temperature rise. The meter is a four-piston positive displacement type of unusual accuracy.

A check valve is incorporated between the meter and visible discharge indicator assembly to maintain the liquid under a slight pressure at all times, thus preventing vaporization while the unit is standing idle. This is a necessity, as vapor at this point would cause false measurements in hot weather. A very rugged visible discharge indicator is employed which would make immediately visible any air or vapor pockets should they occur. The flow is controlled at the nozzle. The unit has a maximum rate of flow of 16 gallons per minute.

The motor is turned on and off by means of a handle on the outside of the dispensing unit, the handle operating a wire which is directly connected to a switch in the motor.

These models differ as follows: On those models having the letters "SV" in the suffix, this designation represents dispensers incorporating the Sell-A-Vision unit. This unit is a movable advertising sign incorporated between the inner and outer canopies of the pump in a non-hazardous location. The driving means for this movable sign is an electric motor of approximately 1/500th horsepower encased in a cast iron housing. This housing also encloses the ballast for the two fluorescent tubes which transmit the light through perforations in the movable tape. Four idler rolls and a takeup roll position the tape in the device.

Models 994 and 992 differ from 996 in the method of attaching the hose to the pump. The suffix "A" means that this model has an improved type of air separator; suffix "SVA" means it includes the Sell-A-Vision and the improved type of air separator.

Inspection and Test

Samples of these models were inspected and tested at 204 West 76th Street, Manhattan, and found to operate as designed. Present at the inspection and test were Chief Engineer L. V. Huber of the Committee on Test, C. A. P. Thomas, and R. C. Beckman, representing the applicant. The models have been approved by the Underwriters' Laboratories, Inc., Chicago, Guide #60-03.4, File MH 1941.

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Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Gilbert and Barker Calco-Meter Gasoline Dispensing Pumps, Models 996SV, 994SV, 992SV, 996A, 994A, 992A, 996SVA, 994SVA, and 992SVA, for use in New York under the provisions of C19-69.0 on condition that each pump have a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 895-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

229-51-SA

APPLICANT—Avco Mfg. Corp., owner-manufacturer.
SUBJECT—Bendix Automatic Dryer (Gas Fired), Models F703 and F705, approval of.

APPEARANCES—

For Applicant: W. L. Booth.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (229-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 28, 1951

Re: Cal. 229-51-SA

Subject: Bendix Automatic Dryer (Gas Fired) Models F703 and F705, approval of

Avco Manufacturing Corp., Bendix Home Appliance Division, South Bend, Indiana, filed May 4, 1951, an application with the Board of Standards and Appeals for approval of the appliances known as Bendix Automatic Dryer (Gas Fired) Models F703 and F705 under the provisions of C26-178.0.b and Article 12, Chapter 26 Administrative Building Code.

Purpose

This appliance is a drying tumbler for clothes; using gas heat as the drying medium.

Description

The Bendix Automatic Dryer (Gas Fired) Models F703 and F705 are designed to operate on manufactured, natural and mixed gases. The dryer consists essentially of an outer casing, inner casing, burner and controls.

The outer casing or body is made of 20 gauge sheet metal finished with a baked enamel finish. The outside dimensions are 31 inches wide by 36 inches high by 25 inches deep and the weight of the entire appliance is approximately 180 lbs.

The inner casing is substantially cylindrical in shape and is constructed of 20 gauge perforated steel plate except the rear plate which is constructed of 16 gauge steel.

The gas burner and the pilot light provide the drying heat at the rate of 19,000 BTU per hour.

The air is forced through by means of a centrifugal blower and the blower operates at approximately 2200 r.p.m.

The operation of the main burner is influenced by several controls.

A high limit switch which turns off all gas in case of excessive heat.

Time control which controls the drive motor as well as the solenoid gas valve in the main burner line which automatically shuts off the gas and motor at the determined time.

Baso Valve; manufactured by Milwaukee Gas Specialty Company which provides 100% safety pilot control. In the event of gas or pilot light failure, all gas to the pilot and main burner is shut off. The ignition of the pilot light can only be accomplished when the main gas cock is in the off-position for the main burner and supplies gas to the pilot light only. After the pilot is ignited and the safety valve cocked, the main valve may be moved to the on-position and normal operation may commence.

An automatic switch which shuts off the burner and stops the rotation of the drying cylinder in the event the loading door is opened during the drying cycle. On the closing of the door the interrupted cycle is resumed.

A Belt switch which shuts off the heater in the event that the belt driving the tumbler, breaks.

Inspection and Test

A Model F703 was inspected and tested June 20, 1951 at 163 West 17th St., New York City. Present at the inspection were J. A. Darts, Engineering Division, Committee on Test and E. Chamberlain, S. Zeoli and G. H. Connerat, representing the applicant. The device functioned as designed. The appliance has been approved by the American Gas Association under 6-18-1.011 and 6(18.0&-3.0),001.

Recommendation

On the basis of the inspection and test, and the data filed by the applicant, the Committee on Test recommends that the Bendix Automatic Dryer (Gas Fired) Models F-703 and F-705, be approved for voluntary installation, when installed in accordance with this report and the requirements of Article 12, Sub. Art. 1 Chapter 26, Administrative Building Code, provided each machine bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 229-51-SA."

The Committee further recommends that in view of the fact that this device requires constant manual control and uses less than 50,000 BTU per hour, no connection to flue under the Building Code is required

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

338-51-SM

APPLICANT—OPW Corporation, manufacturer (Ned H. Heinzerling, agent).

SUBJECT—Fil-O-Matic Nozzle, Model 1811, approval of.

APPEARANCES—

For Applicant: Ned H. Heinzerling.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (338-51-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 338-51-SM

June 20, 1951

Subject: Fil-O-Matic Nozzle, Model 1811, approval of.

OPW Corporation, Cincinnati, Ohio, filed May 10, 1951.

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an application with the Board of Standards and Appeals for approval of the OPW Fil-O-Matic Nozzle Model 1811 under the provisions of C19-60.0.C and C19-70.0.a Administrative Code.

Purpose

The purpose of this nozzle is to control delivery of gasoline from pump to tank of car.

Description

The nozzle is a hose nozzle valve having an auxiliary closing mechanism that functions in addition to and independently of the regular means of opening and closing the valve to stop the flow of gasoline and avoid overflowing of an automobile tank.

The auxiliary closing mechanism consists of a latch arrangement to which the fulcrum end of the valve operating lever is pivoted, a diaphragm, and springs to restore and hold operating parts in normal position except when they are actuated as described below.

The latch mechanism consists of a stainless steel plunger, 3 stainless steel balls installed in three equally spaced horizontal drilled holes in the upper end of the plunger, and a special tapered hardened stainless steel latch pin which operates in a vertical drilled hole in the top of the plunger and spreads the balls causing their engagement with the tapered shoulder of the stationary latch ring, which also acts as a guide for the upper end of the plunger.

The diaphragm is of fabric reinforced, synthetic rubber designated Fairprene, and divides a cavity formed partly in the valve body and partly in the vacuum cap. This cavity being external to any liquid handling parts. The latch pin is attached to the diaphragm on the under side, and moves with it as a unit.

The outlet port of the main valve mechanism, on the open side of the poppet, is shaped to form a "Venturi" from which a drilled passageway leads to the cavity between the diaphragm and the vacuum cap. Another passageway on the opposite side of this cavity connects with a small copper tube which extends and terminates near the outer end of the main discharge tube. This second passageway serves to vent the cavity to the atmosphere.

When liquid is discharged through the valve, it tends to vacuate the cavity between the diaphragm and the vacuum cap. But, as this cavity is vented to the atmosphere, a vacuum is not produced and the diaphragm-latch pin unit is not moved, the latch mechanism remaining locked. On the other hand, when the end of the discharge tube becomes immersed in the liquid, as the tank is filled, the venting is restricted, causing a partial vacuum to be formed in the cavity and a subsequent raising of the diaphragm-latch pin unit. As the diaphragm-latch pin unit is moved upward, the reduced section of the latch pin comes between the balls in the plunger permitting them to move inward and disengage from the tapered shoulder on the stationary latch ring. The fulcrum end of the operating lever is now free to be moved downward under the influence of the heavy main poppet spring acting on the main poppet stem, which in turn bears on the lever, this action permits the main valve poppet to close, even though the other end of the lever is retained in normal open position.

When the valve has closed automatically and the lever is released, the diaphragm and latch unit are urged downward by a diaphragm spring, while the latch plunger is moved upward by a bronze latch plunger return spring. As a result of these actions the balls are forced outward and again engage the tapered shoulder of the stationary latch ring. This relocks the fulcrum end and puts the valve in condition to be opened by again raising the free end of the operating lever manually.

When the valve is open, it can be closed at any time by releasing the free end of the lever which is independent of the action of the auxiliary closing mechanism.

Inspection and Test

This nozzle was inspected at the office of the Board. Present at the inspection were Chief Engineer L. V. Huber and

J. A. Darts, Engineering Division, Committee on Test and N. H. Heinzerling representing the applicant. The nozzle, has been approved by the Underwriters Laboratory under Misc. Hazard 1942 Application No. 49C3486 a copy of which is on file with and is part of the record.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Fil-O-Matic Nozzle Model 1811 for use in New York City on gasoline pumps, when installed and operated in accordance with this report and in conformity with the provisions of C19-69.0c and C19.70.0.a Administrative Code, provided each nozzle be stamped or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 338-51-SM," and provided further that an attendant shall control the nozzle at all times when gasoline is delivered.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

373-45-SM

APPLICANT—E. I. duPont de Nemours and Company, Inc., owners.

SUBJECT—Application for consideration—reopening and consideration of additional material—re P.C. Cavalon 6026 and P.C. Fabrikoid 6025 (fireproofed coated fabric), previously approved.

APPEARANCES—

For Applicant: C. A. Alt.

ACTION OF BOARD—Application reopened for test and report as to additional materials.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1015-48-SM

APPLICANT—W. R. Holt, for Durisol, Inc., owner.

SUBJECT—Application for consideration—reopening and test and report as to load bearing concrete—re Durisol Roof Plank (precast load-bearing roof plank for installation on steel, wood or concrete framing) (previously approved).

APPEARANCES—

For Applicant: Paul V. Mara.

ACTION OF BOARD—Application reopened for test and report as to load bearing concrete planks.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

1217-24-A

APPLICANT—Samuel Rosenblum, for Three Eighty Fulton St. Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re appeal from an order of the fire commissioner (previously granted on condition).

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PREMISES AFFECTED—380-382 Fulton street and 2-18 Smith street, southwest corner (Block 154, Lot 19), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1217-24-A)

WHEREAS, this appeal from an order of the fire commissioner affecting premises 380 Fulton street and 2-18 Smith street, borough of Brooklyn was granted by the Board December 23, 1924, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 23, 1924, under Cal. 1217-24-A, by adding thereto:

“... that in view of the order issued by the fire commissioner March 26, 1951, No. 29888-LF, the requirements of this resolution may be deemed complied with provided the substandard stand pipe system is maintained and the two source sprinkler system with connections to fire headquarters through an approved central station shall be maintained at all times and the building otherwise shall comply with all requirements as to construction and occupancy.”

81-27-S—Vol. II

APPLICANT—William F. Jenter, for Milton Kimmelman, owner.

SUBJECT—Application reopened January 10, 1950, re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—48-56 West 48th street, south side, 408 ft. west of 5th avenue (Block 1263, Lot 61), Borough of Manhattan.

APPEARANCES—

For Applicant: William F. Jenter.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (81-27-S—Vol. II)

WHEREAS, this application from a decision of the borough superintendent affecting premises 48-56 West 48th street (Block 1263, Lot 61), Borough of Manhattan, was granted by the Board, as Vol. I, October 2, 1928, on certain conditions for a temporary period; and

WHEREAS, time was extended September 12, 1933 and February 4, 1941; and

WHEREAS, the resolution was amended November 7, 1928, February 4, 1936 and June 23, 1936; and

WHEREAS, this appeal was reopened by vote of the Board as Vol. II, January 10, 1950 to permit consideration of a new decision of the borough superintendent, affecting premises 48-56 West 48th street, south side, 408 ft. west of 5th avenue (Block 1263, Lot 61), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated November 2, 1949 acting on Alt. Applic. 1842-49 reads:

“1. Stair enclosure to street should be fireproof to comply with Sections 264-6 L.L. and C26-638.0 A.C.”

“2. Required liveload for factory use is 120 lbs. per sq. ft. (present 75 lbs.)”

“Note: See Board of Standards and Appeals case 81-27-S Bulletin #41, Vol. 13, Oct. 2, 1928.”

and

WHEREAS, the applicant states that the building is 16 stories 170 ft. in height, 95 ft. by 100 ft. 5 in. in area, class 1 construction, erected in 1925, located in a retail use B area, class 1½ height district, used and occupied since 1928 as follows: basement, storage, 48 persons; 1st floor, stores and restaurant, 75 persons; mezzanine, offices and showrooms, 48 persons; 2nd to 16th floors, offices and showrooms and manufacturing, 48 persons each floor; proposed to be used and occupied: basement, storage, 48 persons; 1st floor, stores and restaurant, 75 persons; mezzanine, offices, showrooms, 48 persons; 2nd to 16th floors, offices, showrooms, manufacturing and incidental manufacturing, 75 persons per floor; that the building is equipped with an approved standpipe system, an interior fire alarm system, and regular monthly fire drills are maintained; that there are two 3 ft. 8 in. wide fireproof interior stairs from roof to street; and

WHEREAS, Violation 17-45 issued March 5, 1945 was for occupying the premises for manufacturing purposes for the craftsmanship of the jewelry trade, setting and resetting of jewels and adjustment of watch work and watch cases on the 3rd, 4th, 5th, 6th, 8th, 10th, 11th, 12th, 13th, 14th and 15th stories, exceeding 5% of the total floor space as required by resolution adopted under Cal. 81-27-S (sic); and

WHEREAS, Certificate of Occupancy 14707 issued December 11, 1928 upon completion of work under N.B. 220-25 permits the following use and occupancy: cellar, storage; 1st floor, stores; 2nd to 11th floors, offices, 48 persons each; 12th and 13th stories, offices and factory, 48 persons each floor; 14th and 15th floors, offices, 48 persons each; 16th story, offices and factory, 48 persons each floor, and limits the factory work in accordance with the resolution adopted by the Board under Cal. 81-27-S; and

WHEREAS, the applicant contends that the owner has made every effort to live within the terms of the Board's resolution but has been unable to control the expansion of business by the tenants and it is therefore requested that the Board extend the time of the Labor Law variance for a period of years and amend the resolution as to the limitation on the percentage of the total floor area to be used for manufacturing and the number of occupants at factory work so that the floor area used for manufacturing be permitted to be a maximum of 25% of the total floor area of the building, of which not more than 5% may be manufacturing of a type permitted in a business use district, and the balance to be manufacturing incidental to the conduct of retail business on the premises, all in accordance with Section 4A of the zoning resolution; and

WHEREAS, the applicant states that the factory work is restricted to craftsmanship of the jewelry trade in accordance with the conditions laid down by the Board in granting a Labor Law variance under Cal. 81-27-S; that such jewelry trade manufacturing is generally incidental to retail sales but some of the jewelers have been conducting a wholesale trade and some other manufacturing such as photography and tailoring has crept into the building; that the owner is positive that he can keep the manufacturing within the limitation of 5% set by the Board in granting the Labor Law variance; that the use and occupancy of the building will not be more hazardous than that permitted by the Board and the exit conditions will remain unchanged; that the liveload previously accepted by the Board at 60 lbs. per sq. ft. has been certified to by the borough superintendent's examiner to be 75 lbs per sq. ft.; that it is therefore requested that the Board permit the issuance of a certificate of occupancy for offices showrooms and manufacturing and such manufacturing to be as permitted by Section 4A of the zoning resolution; and

WHEREAS, the applicant states that the total number of persons throughout the building engaged in manufacturing will be 95, of which 20 will be engaged in manufacturing incidental to retail trade and 75 in manufacturing not incidental to such retail trade; and

WHEREAS, the applicant has filed a schedule indicating that the total floor area of the building is 130,602 sq. ft., of which 6,471 sq. ft. is used for manufacturing, 939 sq. ft. of which is incidental to retail business conducted on the premises; and

WHEREAS, under Cal. No. 97-34-S the Board granted

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variance of the provisions of the Labor Law to permit the omission of the interior fire alarm system and drills; and

WHEREAS, such fire alarm system and drills were installed in compliance with the resolution adopted by the Board February 4, 1941 under Cal. 81-27-S; and

WHEREAS, on September 19, 1950, this application was adjourned to permit the applicant to file a statement with the Board containing information as to when the present owner took title and as to the Court action relating to the attempted dispossession of tenants in order to obtain compliance with the provisions of the Board's resolution as to the percentage of manufacturing; and

WHEREAS, the applicant has filed with the Board a statement that the owner, The 48th St. Realization Corp. took title to the premises March 25, 1937 and a statement describing the efforts of the owner to dispossess manufacturing tenancies in order to obtain compliance with the provisions of the Board's resolution; and

WHEREAS, such statement filed by the applicant indicates that 26 actions were instituted and tried in Municipal Court, 9th District, April 18 and April 20, 1945 and after the trial a decision was rendered dismissing the landlord's petition, substantially on the grounds that no tenant occupied 5% of the premises and that no tenant by its use of the premises violated the prohibition in the Board's resolution against using more than 5% of the space for manufacturing purposes; and

WHEREAS, the applicant states that since such court decision the owner has attempted to comply with the requirements and that he has been able to reduce the number of manufacturing tenants and that such spaces formerly used for manufacturing by such tenants who have vacated the premises are now used by a tenant not engaged in manufacturing.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 2, 1928, as *amended* by resolutions adopted September 12, 1933, February 4, 1936, June 23, 1936 and February 4, 1941, all under Cal. No. 81-27-S, so that as *amended* this resolution shall read as follows:

"Resolved, that the Board of Standards and Appeals does hereby *make a variation* of the requirements of the Labor Law and does hereby *reaffirm* its action on October 2, 1928, as *amended* by resolutions adopted through February 4, 1941, and that the petition be and it hereby is *granted* for a term of five (5) years from the date of this *amended* resolution, *on condition* that any manufacturing work on the several floors of this building shall be restricted generally to the craftsmanship of the jewelry trades, permitting however the existing photography and tailoring tenants to remain, provided that the manufacturing in the building is limited in area to that permitted by Section 4A of the zoning resolution; that the total number of persons throughout the building engaged in manufacturing shall not exceed 95 of which 20 will be engaged in manufacturing incidental to retail trade conducted on the premises and 75 persons engaged in manufacturing not incidental to such retail trade; that the floors shall be posted for a live load of 75 lbs. per sup. ft. and shall not be loaded beyond such capacity; that a certificate of occupancy shall be obtained; that the building and all fire fighting equipment therein and the interior fire alarm systems and fire drills shall be maintained in accordance with requirements therefor; that in any area where manufacturing is carried on there shall be no combustible partitions; that the number of occupants per floor shall be limited to the capacity of the exits as computed by the borough superintendent; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto."

from a decision of the borough superintendent (previously granted on condition—request to reopen withdrawn).

PREMISES AFFECTED—1420 Augustina avenue, northeast corner of Bayport place (Block 24, Lot 100), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (620-46-A—Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 1420 Augustina avenue, northeast corner of Bayport place (Block 24, Lot 100), Far Rockaway, Borough of Queens was granted by the Board, as Vol. I, October 15, 1946, on certain conditions; and

WHEREAS, this appeal was reopened by a vote of the Board as Vol. II April 11, 1950, on application of Max Horn for K & K Realty Company, owner, Rockaway Metal Products Corporation, lessee, to permit consideration of a new proposal and a new decision of the borough superintendent, affecting premises 1420 Augustina avenue, northeast corner Newport place (2nd floor); (Block 24, Lot 100), Far Rockaway, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated March 3, 1950, acting on Alt. Applic. 96-46, reads:

"1. Construction of fire escape differs from that approved by the resolution of Cal. 620-46A and should be accepted by the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the building is two stories, 28 ft. in height; 68 ft. by 28 ft. in area, of Class 4 construction, erected 1929, located on a lot 150 ft. by 165 ft. maximum in area, in an unrestricted use, D area, Class 1 height district; and used and occupied since 1946 as follows: 1st floor, factory, 10 persons; 2nd floor, offices, 10 persons; proposed to be used and occupied as follows: factory on the 1st floor, 10 persons; offices on the 2nd floor, 3 persons; that the building is provided with one 3 ft. 8 in. wide interior wood stairs, enclosed in brick on the 1st floor and partitions above, equipped with wood self-closing doors leading direct to street and to roof bulkhead and one fire escape on the rear west extending to roof by ladder and to yard by ladder; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant states that the business for which the original variance was granted is no longer active; that the jewelry which was manufactured on the premises is no longer in vogue and the manufacture has been abandoned; that the 2nd floor is now used as indicated on amendment filed with the borough superintendent as follows: offices and stock room in connection with the metal cabinet factory on the 1st floor and not more than 3 persons are employed on the 2nd floor; and

WHEREAS, the applicant contends that the Board is therefore requested to grant a variance to accept the fixed stair which is in a better condition than the counterbalanced stair previously accepted as a secondary means of egress.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 15, 1946, by adding thereto:

"... that in the event the building is occupied by one tenant for factory work on the first floor and office work only in connection therewith on the 2nd floor, the requirements of this resolution as to exterior fire escape may be omitted, provided the existing steel stair in place, as indicated on revised plan marked 'Received July 5, 1951,' shall be maintained as a second means of exit from the 2nd floor; that in all other respects the resolution adopted by the Board on October 15, 1946, shall be complied with."

620-46-A—Vol. II

APPLICANT—Max Horn, for Sondau Realty Corp., owner (W. K. Manufacturing Co., lessee).

SUBJECT—Application reopened April 11, 1950—re Appeal

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536-49-A

APPLICANT—Pouch Terminal, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Pier 20, east side of Edgewater street, foot of Bay street (Block 2821, Lot 1), Clifton, Borough of Richmond.

APPEARANCES—

For Applicant: Thomas Liese and Kenneth N. Milnes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (536-49-A)

WHEREAS, Pouch Terminal, Inc., owner, filed July 8, 1949, an appeal from an order and decision of the fire commissioner, affecting Pier 20, east side of Edgewater street at foot of Bay street (Block 2821, Lot 1), Clifton, Borough of Richmond; and

WHEREAS, Order 52033-LF, issued by the fire commissioner March 14, 1949, and referred to in a decision of the fire commissioner dated June 10, 1949, reads:

"3. Provide substructure of piers with

"a. fire stops at intervals of 160 ft. and in addition thereto, either 1 or 2 as set forth below

"1. Automatic sprinklers or open sprinklers arranged for the discharge of water to the entire substructure area.

"2. Protected openings through decking for revolving nozzles or other water discharge equipment, so arranged as to permit water discharge to the entire substructure area.

"OR

"b. a system of monorail nozzles so arranged as to permit of water discharge to the entire substructure area and to be installed in accordance with the requirements of the Board of Standards and Appeals.

"c. A system of trenches across the pier every 100 ft.; trenches not to exceed 12 in. in width, of substantial construction to conform to the rest of the pier, to run to within approximately five feet of the sides of the pier with the openings protected in sections not to exceed 25 ft. for access or removal in case of fire. No cargo shall be placed directly over these openings in the pier, and adequate signs should be provided on the pier to indicate the location of these openings."

and

WHEREAS, the applicant states that the structure is one story, 42 ft. in height, 110 ft. by 1000 ft. in area, of Class 4 construction, on a lot 1160 ft. by 1380 ft. in area, in a business use district, erected 1918, and used and occupied since 1918 for the handling of general cargo; that the building is equipped with a sprinkler system throughout and an approved standpipe system, approved interior fire alarm system and regular monthly fire drills are held; and

WHEREAS, the applicant contends that Item 3 of the fire commissioner's order requires an automatic sprinkler system for the discharge of water to the substructure area with an alternative of a system of trenches across the pier; that in so far as it calls for new construction, the order is beyond the power of the fire commissioner; that the expense involved is burdensome considering the usefulness of such a system and can serve no practical purpose in view of the presence of an approved sprinkler system throughout the pier and the fact that the deck under which the superstructure sprinkler system would operate is concrete; that the usefulness of such a system is not apparent at any season and in the cold months would be incapable of functioning as the

pipes when wetted with sea spray would freeze and be of no use in an emergency; that the order is illegal because it places an excessive burden on the owner; that nothing in the history of fires in this port indicates the necessity for or the usefulness of a substructure sprinkler system; and

WHEREAS, Fire Prevention report dated January 26, 1949 on file with Fire Department Folder RP-20.01 states that Piers 19, 20 and 21 are alike and are equipped with an 8 in. line fed from an 8 in. main in Edgewater street; that this line runs from the land end to the water end of the pier protected from frost and supplies 7 sprinkler dry valve units, 7 hose outlets, 5 monitor nozzles on roof and outside open sprinklers on both sides of pier; and

WHEREAS, report of Inspector of Division of Fire Prevention, Fire Department, dated February 9, 1950 indicates that the construction of the pier consists of a 10 in. reinforced concrete slab on 16 in. by 16 in. wood beams 10 ft. on centers, supported on wood piling and the superstructure which is 110 ft. in width and set back 10 ft. from the sides and water end of the pier is constructed of 10 in. by 12 in. wood posts, 20 ft. on centers, supporting wood trusses spanning the 110 ft. width of the structure and carried on steel H columns at the center of each span; that the roof boarding consists of 2 in. planking on 4 in. by 10 in. wood rafters; that the roof surfacing is roll roofing felt; that the sides of each pier are surfaced with 22 gauge corrugated metal; that each pier is protected with six units of dry valves in heated houses with a hose connection in each house; that there is an ADT box at the land end of each pier; and

WHEREAS, plan filed by the applicant marked "Received February 7, 1950" (one sheet) indicates that the substructure in cross section consists of wood bearing piles 5 ft. 6 in. on centers except at the center, where three piles are set 3 ft. on centers, and at the sides where the second, third and fourth rows of piles are 3 ft. on centers, so located that the first of these piles is 6 ft. on centers from the first row of piles; that piles are braced at mean low water line by a 5 in. by 10 in. timber set horizontally and by 5 in. by 10 in. timbers set above mean low water line, extending diagonally to the 12 in. by 12 in. cross timbers supporting the reinforced concrete slab comprising the pier deck; that the pier deck is a 10 in. reinforced concrete slab surfaced with 2 in. asphalt and supported on 12 in. by 12 in. wood beams 10 ft. on centers horizontally, resting on the aforementioned bearing piles; and

WHEREAS, this pier has been inspected by a committee of the Board; the committee reports that the protection from fire required by the order is necessary in view of the fire menace and the many disastrous fires that have occurred at the piers in New York Harbor. Before reporting, the committee examined piers which have been protected by concrete fire stops at 160 ft. intervals across the pier carried to mean low water and the protected deck holes with 25 ft. spacing. The committee is of the opinion that such minimum protection is essential. The proposal offered to install wooden underpier fire stops was considered and not deemed desirable or effective. The fire protection existing above the pier which is essential is not in the committee's opinion a substitute for underpier protection and means of fighting fire through deck holes. Such protection has been or is being installed in piers owned by the City of New York.

Resolved, that Order 53033-LF of the fire commissioner be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

216-50-A

APPLICANT—Herman Kron, for Kovlom Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—120 Chambers street, south side, 149.8 ft. east of West Broadway and 50 Warren street (sub-cellar, cellar and 1st floor); (Block 136, Lot 9), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (216-50-A)

WHEREAS, Herman Kron, for Kovlom Realty Corporation, owner, filed March 29, 1950, an appeal from a decision of the borough superintendent affecting premises 120 Chambers street, south side, 149.8 ft. east of West Broadway and 50 Warren street (Subcellar, cellar and 1st floor); (Block 136, Lot 9) Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated March 1, 1950, acting on amendment to Alt. Applic. 2198-49, reads:

"Amendment disapproved with the following objections repeated.

"2. Means of egress should comply with Section 271-1 Labor Law."

and

WHEREAS, the applicant states the building is five (5) stories, 72 ft. in height; 25 ft. by 175.9 in. in area, of Class 3 construction, erected 1890, located in an unrestricted use, B area Class 2 height district and used and occupied since 1940—subcellar, storage, no persons; cellar, storage, no persons; 1st floor, store and repair of air compressors, 3 persons; 2nd floor, manufacturing shoulder pads, 5 persons; 3rd floor, storage of machine parts, no persons; 4th floor, storage, showroom of electrical parts, 3 persons; 5th floor, manufacturing of sails, 3 persons; that no change in use or occupancy is proposed; that the building is provided with a one source sprinkler system, approved interior fire alarm system and regular monthly fire drills are maintained; that there is one interior wood stairs 3 ft. and 4 ft. in width, enclosed in plaster partitions, equipped with fireproof self-closing doors leading from roof bulkhead direct to street and one labor law fire escape on the Chambers street front extending to roof by stair and to street by ladder; that window and door openings are self-closing one hour test door at bottom; that it is therefore requested the Board modify Objection 2, issued by the borough superintendent March 1, 1950, under Alt. Applic. 2198-49, so as to accept the proposed second means of egress from the cellar and subcellar; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board whose recommendations were that conditions at the building did not warrant a variance.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 2198-49, be and it hereby is affirmed and that the appeal be and it hereby is denied.

43-50-A

APPLICANT—Mergenthaler Linotype Co., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—35 Hall street, east side, 175 ft. north of Park avenue (5th floor, Building D); (Block 1876, Lot 1); 25 Hall street, east side, 226 ft. 4 in. south of Flushing avenue (5th floor, Building F); (Block 1876, Lot 1); 43 Hall street, east side, 133 ft. 3 in. north of Park avenue (1, 3, 4, 5, 6, 7th floors, Building N); (Block 1876, Lot 1) and 29 Ryerson street, east side, 116 ft. 15 1/2 in. north of Park avenue (3rd, 6th and 8th floors, Building P); (Block 1877, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: O. F. Maehr.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (343-50-A)

WHEREAS, Mergenthaler Linotype Company, owner, filed April 28, 1950, an appeal from a decision of the fire commissioner affecting premises 35 Hall street, east side, 175 ft. north of Park avenue (Building D, 5th floor); (Block 1876, Lot 1); 29 Ryerson street, east side, 116 ft. north of Park avenue (Building P, 3rd, 6th, 7th and 8th floors); (Block 1877, Lot 1); 25 Hall street, east side, 226 ft. 4 in. south of Flushing avenue (Building F, 5th floor); (Block 1876, Lot 1); 43 Hall street, east side, 133 ft. north of Park avenue (1st, 3rd, 4th, 5th, 6th and 7th floors, Building N); (Block 1876, Lot 1); and 31-33 Hall street, east side, 233 ft. 11 in. north of Park avenue (Block 1876, Lot 1); (Building G, 5th floor); Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner dated April 5, 1950, reads:

"This will acknowledge receipt of your letter of April 3, 1950 wherein you request a permit for employees to smoke in the office areas of your factory buildings mentioned above.

"You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provisions of the Labor Law and the Rules of the Board of Standards and Appeals.

"You may appeal this decision within 30 days to the Board of Standards and Appeals, Room 1013, Municipal Building, Manhattan."

and

WHEREAS, the applicant states that Building D, 35 Hall street is five stories, 64 ft. in height; 48 ft. by 96 ft. in area, of Class 3 construction; erected 1895; located in an unrestricted use district and used and occupied since 1895—basement, storage, 3 persons; 1st floor, inspection (5 persons); 2nd floor, electricians, 6 persons; 3rd floor, research and development, 12 persons; 4th floor, assembly, 4 persons; 5th floor, office, 25 persons; that no change in use or occupancy is proposed; that the building is equipped with an approved standpipe system and an approved two source sprinkler system and an approved interior fire alarm system; that there is one interior 48 in. wide reinforced concrete fireproof enclosed stairs, equipped with kalamein self-closing doors and leading to the roof bulkhead; and

WHEREAS, the applicant states that Building F, No. 25 Hall street, is 5 stories, 100 ft. in height, 60 ft. by 100 ft. in area, of Class 3 construction, erected 1903; located in an unrestricted use district and used and occupied since 1903—basement, plumbers and storage, 8 persons, 1st floor, receiving department, 5 persons; 2nd floor, carpentry shop, 23 persons; 3rd floor, pattern shop, 6 persons; 4th floor, assembly, 10 persons; 5th floor, drafting and office, 10 persons; that this building is equipped with an approved standpipe system and an approved sprinkler system throughout; that there is an approved interior fire alarm system; that the building is provided with one interior stairs and one fire tower, steel construction, brick enclosed, equipped with kalamein self-closing doors and one fire escape on the south side extending to roof by stair with egress from its lower termination to court yard; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant states that Building N, 43 Hall street is 8 stories, 110 ft. in height; 55 ft. by 96 ft. in area, of fireproof construction, located in an unrestricted use district and used and occupied since 1912—basement, storage, no persons; 1st floor, offices, 10 persons; 2nd floor, storage, no persons; 3rd floor to 7th floor, offices, 12 persons on the 3rd, 12 on the 4th, 25 on the 5th, 14 on the 6th, 16 on the 7th; 8th floor, research and development, 12 persons; that no change in use or occupancy is proposed; that this building is equipped with an approved standpipe system, approved sprinkler system throughout, interior fire alarm system, one interior fireproof stairs and one fire tower extending to roof bulkhead; and

WHEREAS, the applicant states that 29 Ryerson street, Building P, is 8 stories, 107 ft. in height; 300 ft. by 70 ft. in

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area, of fireproof construction; located in an unrestricted use district and erected 1920 and used and occupied since 1920—basement, storage and engine room, 3 persons; 1st floor order and stock department, 4 persons; 2nd floor, offices, stock room, 30 persons; 3rd floor, office and design department, 129 persons; 4th floor, manufacturing, 60 persons; 5th floor, manufacturing, 50 persons; 6th floor, office and print shop, 80 persons; 7th floor, office, 75 persons; 8th floor, dining room, cafeteria, school room and office, 50 persons; that no change in use or occupancy is now proposed; that this building is equipped with a sprinkler system throughout and an interior fire alarm system; that there are 3 interior fireproof stairs from roof bulkhead direct to street; that temporary certificate of occupancy 180 was issued for this building April 29, 1950; and

WHEREAS, the applicant states that Building G, No. 31-33 Hall street, is five stories and basement, 66 ft. 6 in. in height; 38 ft. 4 in. by 95 ft. in area at 1st floor; 38 ft. 4 in. by 38 ft. 9 in. in area at typical floor, of fireproof construction; erected 1905, located in an unrestricted use district and used and occupied since 1905—cellar, casting storage, 2 persons; basement, inspection, 25 persons; 1st floor, storage of electrical materials, no persons; 2nd floor, conference rooms, no persons; 3rd floor, manufacturing, 8 persons; 4th floor, file room and office, 15 persons; that the building is provided with a sprinkler system and an interior fire alarm system; and

WHEREAS, the applicant contends as to 35 Hall street, Building D, that the 5th floor is occupied entirely by an engineering office; that the company feels that inasmuch as this building is fully sprinklered, permission should be granted for smoking on the 5th floor so long as it is solely occupied as an engineering office; and

WHEREAS, the applicant contends as to Building F, 25 Hall street, that smoking is requested in the drafting room on the 5th floor and the 5th floor is entirely used as a drafting room and the building is fully sprinklered; that therefore permission for smoking on the 5th floor should be granted so long as this floor is occupied solely as a drafting room; and

WHEREAS, the applicant contends as to Building N, 43 Hall street, that permission is sought to smoke on the 1st, 3rd, 4th, 5th, 6th and 7th floors occupied by office and research laboratories; that inasmuch as this building is reinforced concrete and is fully sprinklered permission to smoke should be granted therein; and

WHEREAS, the applicant contends as to Building P, 29 Ryerson street, wherein smoking is requested on the 3rd, 6th, 7th and 8th floors that the 3rd floor is occupied partly by an office which will be partitioned off from the balance of the floor as indicated on plans filed with this appeal; that the office area on the 3rd floor is the only portion where smoking is requested; that the main portion of the 6th floor is occupied by offices completely separated from the portion occupied by the print shop as indicated on plans filed with this appeal; that permission to smoke is sought only for the portions of the 6th floor occupied by offices; that the 7th floor is occupied by executive offices; that the 8th floor is occupied mainly by a cafeteria and restaurant and only a small portion in the rear is occupied by the Linotype school which is separated from the balance of the area by partitions as indicated on plans filed with this appeal; that permission to smoke is requested only for that portion of the 8th floor occupied by the cafeteria and restaurant; and

WHEREAS, the applicant contends that the company feels that inasmuch as Building P is reinforced concrete, fully sprinklered—except 7th floor—that permission should be granted to smoke in the portions of the building as herein requested; and

WHEREAS, the applicant contends as to Building G, 31-33 Hall street, that permission to smoke is requested on the 5th floor which is entirely occupied by an engineering office and file room; that inasmuch as this building is reinforced concrete, fully sprinklered and fireproof, permission should be granted for smoking on the 5th floor which is occupied solely as an engineering office and file room; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the fire commissioner, dated April 5, 1950, and that the decision be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit smoking in the spaces in the buildings as proposed and as indicated on plans filed with this application marked "Received April 12, 1951," (13 sheets), on condition that such spaces shall be maintained to the satisfaction of the fire commissioner; that such receptacles for smokers refuse shall be maintained as the fire commissioner shall direct; that signs shall be erected as the fire commissioner shall direct, stating the spaces in which smoking is permitted; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the standpipe systems, approved sprinkler systems, interior fire alarm systems shall be maintained in accordance with the requirements therefor and to the satisfaction of the fire commissioner.

955-50-A

APPLICANT—Lama, Proskauer and Prober, for 739-741 Nostrand Avenue Corporation, owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—853 St. Johns place, north side, 80 ft. east of Nostrand avenue (Block 1248, Lot 63), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative

THE RESOLUTION (955-50-A)

WHEREAS, Lama, Proskauer and Prober, for 739 to 741 Nostrand Avenue Corporation, owner, filed December 27, 1950, an appeal from a decision of the borough superintendent, affecting premises 853 St. Johns place, north side, 80 ft. east of Nostrand avenue (Block 1248, Lot 63), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated December 6, 1950, acting on Alt. Applic. 4257-50 affecting 853 St. Johns place, reads:

"1. Proposed building on rear lot of multiple dwelling is contrary to Sec. 28 M.D.L. in that twice the required rear yard must be maintained.

3. Proposed bldg. is filed as an extension to bldg. on Nostrand Avenue under Alt. 4254-50 same as being built on rear of lot of multiple dwelling on St. Johns place

and

WHEREAS, such decision of the borough superintendent also refers to Alt. Applic. 4254-1950 (Block 1248, Lot 63) 739 to 741 Nostrand avenue, Brooklyn; and

WHEREAS, the applicant states that the premises 853 St. Johns Place consists of a lot 26 ft. by 155 ft. 7 in. in area located in a business and residence use, C area, Class 1 height district, upon which there exists a 3 story and basement, Class 3 constructed building, 37 ft. 10 in. in height 26 ft. by 90 ft. 4 in. in area; erected in 1904; and used and occupied since 1915 as follows: Basement, ordinary storage 1st floor, store and 2 families, 8 persons; 2nd and 3rd floor 2 families each; and

WHEREAS, the applicant states that this appeal is filed for a variation of the provisions of Section 28 of the Multiple Dwelling Law pursuant to the powers vested in the Board by Section 310 of the Multiple Dwelling Law; and

WHEREAS, the applicant states that the building at 853 St. Johns place was erected under N.B. Applic. 25-1904 for occupancy on the 1st, 2nd and 3rd floors for two families each; that this building was altered under Alt. Applic. 1940-15 to use the 1st floor for two stores and two families and for two families on each of the 2nd and 3rd floors; and certificate of occupancy has been issued for this use; and

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WHEREAS, the applicant states that the adjoining lot No. 6 fronting on Nostrand avenue is developed with a three story building 38 ft. 8 in. front by 80 ft. in depth, class 3 construction used as a food market with an occupancy of four families above; that this building was erected in 1903 under N.B. Applic. 23-99; that it is proposed to erect an extension to the building fronting on Nostrand avenue, the proposed extension will have a depth of 20 ft. and a length of 52 ft. 3 in. and will shorten the rear yard of the St. Johns place building leaving however a 13 ft. rear yard for such building; and

WHEREAS, the applicant contends that the Multiple Dwelling law requires a 26 ft. deep rear yard between the two buildings erected on the same lot to serve as ventilation for both buildings and as the rear extension proposed will not have any windows on the proposed 13 ft. rear yard, and therefore the depth of the rear yard is ample for the multiple dwelling on the front of the lot; that if a new building were erected on the St. Johns place front it would require a 13 ft. rear yard if the lot terminated 103 ft. 4 in. from St. Johns place which point coincides with the rear wall of the proposed extension.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 4257-50, Objections 1 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 301 of the Multiple Dwelling Law, as to the depth of the court, *on condition* that the court and other conditions shall be maintained as set forth in the resolution adopted by the Board on April 17, 1951, under Cal. No. 954-50-BZ.

90-51-A

APPLICANT—Kenneth W. Milnes, for Edward A. Ruppell and Gustave Gavitz, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—107 Daniel Low terrace, north side, 110 ft. west of Fort place (1st floor); (Block 20, Lot 8), St. George, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (90-51-A)

WHEREAS, Kenneth W. Milnes, for Edward A. Ruppell and Gustave Gavitz, owners, filed February 7, 1951, an appeal from a decision of the borough superintendent, affecting premises 107 Daniel Low Terrace, north side, 110 ft. west of Fort place (Block 20, Lot 8), St. George, Borough of Richmond; and

WHEREAS, the decision of the borough superintendent, as amended, dated July 10, 1951, acting on Alt. Applic. 9-51, reads:

"1. Bldg. exceeds tabular limits for a frame bldg. for public use (nursery school) (1 story 600 sq. ft.) C26-254.0 Adm. Code.

3. It shall be unlawful to use more than two stories for living quarters in two family residence C26-536.0 Adm. Code."

and

WHEREAS, the applicant states that the building is 3 stories, 36 ft. in height; 58 ft. by 61 ft. in area; of Class 4 construction; erected 1898; located on a lot 75.42 ft. by 294 ft. in area; in a residence use, E area, Class 1 and 1½ height district and used and occupied since 1898 as a one family dwelling throughout and now proposed to be used and occupied as follows: cellar, boiler room and storage; 1st floor, nursery school, 20 persons; and the balance of the building as one family dwelling; that the building is pro-

vided with two interior wood stairs 3 ft. wide unenclosed, leading direct to street; and

WHEREAS, the applicant contends that the building is of frame with all exterior walls brick filled between studs; that no construction work is now proposed; that the 1st floor school would accept a maximum of 20 children below kindergarten age (from 3 to 5 years old); that the school will be under the direction of qualified personnel and the school will be duly licensed by the Board of Education; that a need exists for these facilities in the neighborhood; that the elevation is 134 ft. on Belmont terrace and 168 ft. on Daniel Low terrace, a difference of 34 ft.; and

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 9-51 be and it hereby is *modified* and the appeal be and it hereby is *granted* as to Objection 1, to permit the occupancy of the 1st floor only as a nursery school for not over 20 children between the ages of 3 and 5 years in addition to the occupancy of the balance of the house as a one family residential building; *on condition* that the building shall not be increased in height or area; that the school shall be limited to the 1st floor only, as proposed and as indicated on plans filed with this appeal marked "Received May 21, 1951," (3 sheets), showing *existing conditons*, 3 sheets showing *proposed conditions*, and *one sheet* showing the *location* of the building, the depth of the lot and driveway to the street and *revised plan* marked "Received June 28, 1951," of the cellar; *on condition* that there shall be a door leading from the room marked "nursery school" (formerly dining room) in the westerly wall to open porch and from the nursery school room (formerly living room) there shall be a steel stair opening from the northerly window of such room to a balcony which shall also take in a window from the enclosed porch and leading southerly to yard grade; that this stair shall have closed risers and shall have adequate hand rails not over 2 ft. above stair treads; that the risers shall not be over 6 in.; that similar hand rails shall also be provided on the stair from the rear porch to grade and from the main steps to grade from the main entrance; that this proposed school shall at all times be under the direction of qualified personnel, adequate to insure the safety of the children who are within the building or on the premises; and withdrawn as to Objection 3, in view of the statement by the applicant that the building will not be occupied as a two family residence but will continue as a one family residence with the proposed school as indicated on drawings filed, above referred to; that in all other respects the building and occupancy shall be complied with and all laws, rules and regulations applicable thereto.

287-51-A

APPLICANT—Harold L. Leddy, for Eugene F. Nolan, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—245 West Fordham road and 2295 Cedar avenue, northeast corner (cellar and 1st floor); (Block 3235, Lot 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Harold L. Leddy and James F. Matthews.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (287-51-A)

WHEREAS, Harold L. Leddy, for Eugene F. Nolan, owner, filed April 4, 1951, an appeal from a decision of the borough superintendent, affecting premises 245 West Fordham

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road and 2295 Cedar avenue, northeast corner (cellar and 1st floor); (Block 3235, Lot 30), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated March 21, 1951, on amendment to Alt. Applic. 1004/50, reads:

"2. Means of egress on each floor must comply with Section 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is 2 stories, 40 ft. in height, 165.85 ft. irregular, by 195.35 ft. irregular in area, of Class 3 construction, erected in 1920, located in an unrestricted and business use, B area, Class 1½ height district and used and occupied since 1947, as follows: Cellar, dead storage of more than five motor vehicles and the storage and shipping of aluminum frames, 1 person; 1st floor, machining, manufacturing, storage, warehousing and assembly of casings for military shells, 15 persons; 2nd floor, garage for more than five motor vehicles, 2 persons; and proposed to be used and occupied on the cellar and 2nd floor without change and on the 1st floor as follows: manufacturing, machining, storage, warehousing and assembly of hardware, machine parts and casings for military shells (without any explosive or primer), 15 persons; that the building is equipped with an approved standpipe system and a one-source sprinkler system; that there is one 48 in. wide steel and concrete stairs, terra cotta enclosed, equipped with fireproof, self-closing doors leading from roof bulkhead direct to street on the Fordham road side; and

WHEREAS, the applicant contends that the building was erected in 1920 for use as an ice manufacturing plant; that later in 1920 the use was changed to cover an ice plant and garage, as permitted by the Board under Cal. 33-20-BZ; that the ice plant was never installed in the building; that the original loading entrance on Fordham road was closed by masonry walls; that Certificate of Occupancy 439 permitted the first floor to be used for truck storage and machinery and the second floor as a garage; that no mention was made of the cellar floor in such certificate; that in 1942, under Cal. 33-20-BZ the Board permitted the following use: Cellar, dead storage of motor vehicles; 1st floor, dead storage of more than five motor vehicles; second floor, garage for more than five motor vehicles; that the cellar and 1st floor were for use in conjunction with new car dealer operation only; that subsequently Certificate of Occupancy 3863/47 was issued covering these uses; that the owner now has a tenant who has a contract to manufacture casings for military shells; that this use would in no way impair the character of the neighborhood; that the proposed use is more attractive than the original intended use.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on amendment to Alt. Applic. 1004/50, Objection 2, and that the appeal be and it hereby is granted, provided the exits from the building shall be maintained as proposed and shown on plans filed with this application, marked "Received June 13, 1951" (6 sheets) showing existing conditions and on plans marked "Received June 13, 1951" (4 sheets) showing proposed conditions, on condition that the primary means of exit consisting of enclosed fireproof stair shall be maintained; that as a second means of exit there shall be a balcony at the second floor level and a counterbalanced ladder to the street, complying with the requirements of the Labor Law as shown; that the building shall not be increased in height or area; that in all other respects the building and occupancy shall be maintained in accordance with the requirements therefor, including the requirements as contained in resolution granted by the Board under Cal. No. 33-20-BZ, as amended this day.

321-51-A

APPLICANT—Samuel Rosenblum, for Three Eighty Fulton St., Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner. PREMISES AFFECTED—380-382 Fulton street, and 2-18 Smith street, southwest corner (Block 154, Lot 19), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (321-51-A)

WHEREAS, Samuel Rosenblum, for Three Eighty Fulton Street, Inc., owner, filed April 25, 1951, an appeal from an order of the fire commissioner affecting premises 380 to 382 Fulton street and 2-18 Smith street, southwest corner (Block 154, Lot 19), Borough of Brooklyn; and

WHEREAS, Order No. 29888-LF, issued by the fire commissioner March 26, 1951, reads:

"1. Comply with the following alternatives:

(a) By complying with the resolution of the Board of Standards and Appeals Cal. No. 1217-24-A adopted December 23, 1924 requiring that two sections of building above 1st story be separated by approved wall and self-closing fireproof door at openings.

OR

(b) Install an approved 4 in. standpipe system arranged and equipped as per Article 17 Chapter 26 of the Administrative Code. Sec. C19-161.0 Adm. Code."

and

WHEREAS, the applicant states that the building is 4 and 6 stories, 60 and 84 ft. 5 in. in height; 28 ft. 9 in. by 185 ft. irregular in area, of fireproof construction; erected 1903 and 1916 and located in a business use B area, Class 2 height district and used and occupied since 1950: cellar, storage, 11 persons; 1st, 2nd, 3rd floors, salesrooms for Lane Bryant, 24 persons on the 1st; 36 on the 2nd; 26 on the third; 4th floor, offices and beauty parlor, 29 persons; 5th floor, storage, no persons; 6th floor, machinery, equipment and storage, 1 person; and proposed to be used and occupied without change; that the building is equipped with a two source sprinkler system throughout and a dry standpipe in stairway No. 2; that there are four interior fireproof, fireproof enclosed stairways, equipped with fireproof self-closing doors leading direct to street; that stairways Nos. 1 and 2 lead to roof bulkhead; and

WHEREAS, the applicant contends that the changes in the building have reduced the hazard; that there is no longer any manufacturing of hats, hat sewing, fur garment, etc., but the building is now occupied throughout by Lane Bryant for sales areas and showrooms and stock with the exception of the 4th floor at the Fulton street end which is used as a beauty parlor; that in addition to the reduction of occupancy, the building has been reduced in size so that the area is approximately 11,380 sq. ft. gross per floor; that when the wall thicknesses are deducted the area of the building is slightly in excess of the 10,000 sq. ft. permitted; that the 2nd and 3rd floors have been made open areas similar to the 1st floor; that on the 4th floor the dividing wall remains with the opening protected by fireproof doors; that the 5th and 6th floors exist only on the Fulton street portion of the building and have an area of 4,000 sq. ft.; that in view of the fact that the requirement for standpipe is based on the area of the building and that the area has been so reduced as to be slightly in excess of 10,000 sq. ft. and as the building is protected throughout by an automatic sprinkler system and as the exits have been improved so that stairs Nos. 3 and 4 now have fireproof passageway to the street; that it is requested that the order of the fire commissioner be modified; and

WHEREAS, under Cal. No. 1217-24-A the Board on December 23, 1924, modified Order No. 64590-F issued by the fire commissioner requiring a standpipe on condition that the

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sections of the building above the 1st story be separated by fire walls with not more than one opening in such wall, equipped with approved self-closing fireproof doors and that the archway on the 1st floor be equipped with three sprinkler heads and that an approved sprinkler system be maintained throughout; and

WHEREAS, under Cal. 390-44-A the Board on July 5, 1944, modified a decision of the borough superintendent as to Alt. Applic. 83-44 requiring three hour opening protective assemblies on each side of the fire wall on the 4th floor on condition that the sprinkler, standpipe and interior fire alarm system be maintained and that any additional doors be in accordance with the requirements therefor.

Resolved, that the order of the fire commissioner as expressed in Order 29888-LF, dated March 26, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution as adopted by the Board on December 23, 1924, under Cal. 1217-24-A, and as *amended* this day, shall be complied with and as shown on plans filed with this appeal marked "Received April 16, 1951."

347-51-A

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—76-120 North Portland avenue and 21-39 Auburn place, northwest corner (2nd floor); (Block 2039, Lot 101), Borough of Brooklyn.

APPEARANCES—

For Applicant: A. Beresniskoff and S. Greenhill.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (347-51-A)

WHEREAS, Albert B. Bauer, for Department of Public Works of the City of New York, owner, filed May 2, 1951, an appeal from a decision of the borough superintendent, affecting premises 76 to 120 N. Portland avenue and 21 to 39 Auburn place, northwest corner (2nd floor); (Block 2039, Lot 101), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated April 26, 1951, as to N.B. Applic. 435-50, reads:

"1. Provide 2 means of egress from second floor remote from each other as per Section 6.1.2.4 Building Code and 6.1.2.2.3 Building Code.

2. Stairs to be adequate as per 6.4.1.1 B.C. for the number of occupants as computed according to 6.1.2.3 B.C."

and

WHEREAS, the applicant states that the proposed building will be two stories, 39.8 ft. in height; 200 ft. by 58 ft. in area; of Class 1 construction, on a lot 489.9 ft. by 200 ft. in area; in a residence use, D area, Class 1 height district; and used and occupied—basement, mechanical equipment, and clinic, 47 persons; 1st floor, administrative office, clinic and doctors offices, 89 persons; 2nd floor, clinics, 90 persons; that the building will be equipped with an approved standpipe system and approved sprinkler system and approved interior fire alarm system; that monthly fire drills will be maintained; that there will be two 3 ft. 8 in. wide interior fireproof stairs, fireproof enclosed, equipped with 1½ hour fireproof self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant contends as to Objection 1 issued by the borough superintendent that the stairs are remote from each other by a distance of 30 ft.; that the north stairway will be approximately 32 ft. from the north treatment

rooms and the south stairway approximately 44 ft. from the south treatment rooms; that this building will serve ambulatory patients only and has been planned to provide an efficient and progressive circulation of the patients from one treatment room to the next; that the service core consisting of stairways, elevator and other facilities is so located as to afford a safe means of egress; that the stairways will be visible from the main corridor and adequate exit signs will be provided to facilitate ease of egress; that the borough superintendent's objection is only as to the 2nd floor; that the clinic will be in operation between the hours of 9 A.M. and 4 P.M. and patients will be detained on the ground floor under supervision until allowed to proceed to the second floor for treatment; that there will be 34 treatment rooms on the 2nd floor and not more than 68 patients will be permitted to advance to the 2nd floor at any one time and patients will be under constant supervision of trained personnel on the 1st and 2nd floors and will therefore be well distributed throughout the building; and

WHEREAS, the applicant contends as to Objection 2, issued by the borough superintendent, that the number of patients on the 2nd floor will not exceed 68 persons and as the two stairways proposed, each comprised of a double run, 4 ft. wide per run, have a capacity of 95 persons computed on the basis of a 3 ft. 8 in. wide stairway, the stairs are therefore adequate within the intent of the Building Code for the number of occupants proposed; that it is of paramount importance that the clinics be arranged continuously as shown on the plans filed with this appeal in order that the treatment rooms of one service may be expendable for use of another service; that this feature is important during the present time when a nursing shortage and a shortage of doctors is making itself felt inasmuch as the proposed circulation plan would enable one doctor to attend patients in two or more adjoining treatment rooms.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 435/50, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the location of stairs as proposed, *on condition* that they shall comply in all other respects with the requirements of the Building Code; that there shall be an occupancy of not over 70 persons on the second floor; that the proposed standpipe system, sprinkler system, interior fire alarm system and fire drills shall be maintained as proposed, all as shown on plans filed with this appeal, marked "Received May 2, 1951" (9 sheets); and that the building shall not be increased in height or area.

382-51-A

APPLICANT—Siegel and Green, for 5452 Corporation, owner (Bachrach, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—54 East 52nd street, south side, 90 ft. west of Park avenue (5th floor); (Block 1287, Lot 39½), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Administration—Samuel L. Becker, Dept. of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (382-51-A)

WHEREAS, Siegel and Green, for 5452 Corporation, owner, Bachrach, Inc., lessee, filed June 1, 1951, an appeal from a decision of the borough superintendent, affecting premises 54 East 52nd street, south side, 90 ft. west of Park avenue (5th floor); (Block 1287, Lot 39½), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated May 28, 1951, acting on Alt. Applic. 733-51, reads:

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"1. A nonfireproof commercial bldg. more than 4 stories or more than 50 ft. high would be contrary to Sect. 26-254.0 A.C." and

WHEREAS, the applicant states that the building is five stories, 59 ft. 4 in. in height; 17 ft. by 79 ft. 8 in. in area; of Class 3 construction; erected 1904; located on a lot 17 ft. by 100 ft. 5 in. in area, in a retail and restricted retail use district, B area, Class 1½ height district; and used and occupied since 1948: Cellar, storage and boiler room; 1st floor, reception space and offices, 4 persons; 2nd floor, reception and camera room and offices, 5 persons; 3rd floor, reception and camera room, 5 persons; 4th floor, reception and camera room, and offices, 5 persons; 5th floor, vacant; that no change in use or occupancy is proposed except for the 5th floor which will be used as a reception room and camera room and occupied by five persons; that the building is equipped with an approved one source sprinkler system throughout the first floor only; that there is one interior exit stair, 36 in. wide of iron construction, masonry enclosed, equipped with fireproof self-closing doors and leading from roof bulkhead to 1st story with egress to street through 1st floor and in addition there is one 48 in. wide interior wood unenclosed service stair; and

WHEREAS, the applicant contends that the building was erected in 1904 as a private dwelling and under Alt. 2174-46 converted to commercial and residences purposes and certificate of occupancy 32658 was issued; that subsequently under Alt. 1117-47 the building was converted to commercial use except for the 5th floor which was required to remain vacant; that the entire building is occupied by the owner for portrait photography and incidental reception room, offices and camera rooms; that it is proposed to extend the existing use to the 5th floor for additional camera room and incidental reception and dressing room; that the building could have been converted as proposed prior to 1938; that the useable area of the 5th floor is approximately 530 sq. ft.; that the additional use of the 5th floor will not increase the hazard in the building; that the existing exits are more than ample to accommodate the limited number of occupants in the building; that it is therefore requested the Board modify the decision of the borough superintendent and permit the 5th floor to be used and occupied as herein proposed.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 733/51, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the use and occupancy of the 5th floor, substantially as proposed in connection with the balance of the building under the same occupancy and as shown on plans filed with this appeal, marked "Received June 1, 1915" (2 sheets), *on condition* that the elevator shall be extended so as to land at the 5th floor; that the building shall not be increased in height or area; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that a new certificate of occupancy shall be obtained.

383-51-A

APPLICANT—Morris and Sylvia Philip, adjoining owners.
OWNERS OF PREMISES—2505 Grand Avenue Corp.

SUBJECT—Appeal from a decision of the borough superintendent—re revocation of Alt. 989-47.

PREMISES AFFECTED—2505 Grand avenue, northwest corner of West 190th street (Block 3214, Lot 60), Borough of The Bronx.

APPEARANCES—

For Applicant: Oscar Halas.

For Owner: Harry Hurwit and Benjamin Feldstein.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (383-51-A)

WHEREAS, Morris and Sylvia Philip, adjoining owners, filed June 4, 1951, an appeal from a decision of the borough superintendent refusing to revoke the approval of Alt. Applic. 989-47, affecting premises 2505 Grand avenue, northwest corner West 190th street (Block 3214, Lot 60), Borough of The Bronx, which premises are owned by the 2505 Grand Avenue Corporation; and

WHEREAS, the decision of the borough superintendent, dated April 25, 1951, acting on Alt. Applic. 989-47, reads:

"I have investigated the matter of the approval of the above alteration for changing the occupancy of the two family dwelling at the above location to a nursing home on the first two floors and the attic to be closed off and remain vacant.

It is my considered opinion that the Administrative Code permits the acceptance of this change in occupancy."

and

WHEREAS, the applicant states the building is two stories, basement and attic, 35 ft. in height; 40 ft. by 69 ft. in area, of Class 3 construction; erected 1924; located on a lot 40 ft. by 100 ft. in area, in a residence use, B area, Class 1½ height district and used and occupied: cellar, boiler room and storage; 1st and 2nd floors, dwelling, attic, dwelling in conjunction with 2nd floor, and proposed to be used and occupied: cellar, boiler room, dining room, storage, office, kitchen and social room, 15 persons; 1st floor, wards, 20 beds; 2nd floor, wards, 15 beds, isolation room and nurses quarters; and

WHEREAS, the applicant contends that this is an appeal from a decision of the borough superintendent dated April 25, 1951, confirming the approval of Alt. Applic. 989-47, dated January 26, 1951 permitting the alteration of the premises in question for use as a nursing home contrary to the provision and purposes of the Building Code; that the premises is a construction classification 3 structure; that a nursing home falls within use classification 3 and such a structure may not exceed 20 ft. in height; that the building is in fact in excess of 30 ft. in height and therefore does not conform to Section C26-254.0(a) of the Administrative Building Code; and

WHEREAS, the applicant states that on November 3, 1950, the borough superintendent disapproved the alteration application on the grounds that it was contrary to the Building Code and stated in Objection 27 that the proposed occupancy in a Class 3 building more than 20 ft. in height was contrary to Section 4.2.1 and 2.1.3.5 of the Building Code; and

WHEREAS, the applicant contends that although nothing intervened which constituted compliance with the Code the borough superintendent granted the alteration permit previously denied; and

WHEREAS, the applicant contends that the permit authorizing the use of the premises, a structure actually over 30 ft. in height, as a nursing home is contrary to the provisions of the Administrative Code; and

WHEREAS, the surrounding area has been inspected by a Committee of the Board; and

WHEREAS, the report of the Committee reads as follows:

REPORT OF COMMITTEE

July 13, 1951

Re: Cal. No. 383-51-A

Premises 2505 Grand Avenue,
N.W. Cor. of West 190th Street,
The Bronx.

The issue before the Board is whether the Borough Superintendent erred in approving Alt. Permit 989-47 so as to permit the alteration of a Class 3 constructed building, 29 ft. 6 in. in height for use as a nursing home. The applicants, as adjoining owners, contend that a nursing home is in the nature of a hospital and must, therefore, be included within Use Classification 3 of the Building Code and is therefore limited to 20 ft. in height for Class 3 construction.

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It is the owner's contention that the building is not a hospital and therefore falls within Use Category or Classification No. 2 in the Building Code and consequently its height is not limited by the tabular limitations of Section C26-254.0 of the Administrative Code.

There is nothing in the record to indicate whether the Borough Superintendent considered it as a hospital under Use Classification 3 or a nursing home under Use Classification 2. As a matter of fact, the Borough Superintendent has made no statement to the Board as to under what provision of law he approved the application.

The record appears confused because of the reference by both parties to Section C26-254.0 of the Administrative Code as published in the Building Laws of the City of New York, an official publication of the City Record and to the same Section as published in the Year Book of the New York Society of Architects. While both of these volumes are in common use in the architectural profession, the Board relies solely on the table as published in the Administrative Code as adopted by the State Legislature under Chapter 929 of the Laws of 1937, including amendments thereto.

Section C26-254.0 of Chapter 927 of the Laws of 1937 contains a table of the tabular limits and construction classification. Use Classification 2 deals solely with a building in Class 6 construction and limits its height to 35 ft. and two stories. Since Construction Classification 6 contains far greater degrees of fire protection than Classification 3, 4 and 5, it appears that the legislative intent is clear in that it was not proposed to allow a building of Class 3 construction for a greater height and area than for Class 6 buildings, which are far safer than Class 3 buildings.

Section C26-236.0 of the Administrative Code permits the Borough Superintendent to determine the classification of any structure not specifically provided for or where there is any uncertainty as to its classification.

This building could not be used as a hospital under the regulations of the Department of Hospitals, promulgated January, 1942, governing the maintenance of private hospitals.

This building, however, is arranged, intended and designed for use and occupancy under the provisions of the regulations of the Department of Hospitals governing the establishment and maintenance of nursing homes as revised to May, 1949, by the Department of Hospitals.

The Borough Superintendent originally disapproved the alteration application in question, finding that it was contrary to Section C26-254.0 of the Administrative Code, and, later, approved the application on certain conditions.

The Borough Superintendent is without authority to grant a building permit under conditions such as were imposed, i.e., that the attic story should be cut off with stairway thereto removed and left vacant.

However, in reliance upon the approved alteration application and after issuance of a construction permit by the Borough Superintendent, the owner proceeded to take title to the premises and complete the alteration to the extent that he now feels he has expended \$90,000.

The owner contends that after taking title in December, 1950, the alteration proceeded diligently day after day for five months and that it was not until the end of April, 1951, that the applicant complained of the alteration.

The owner contends that the building in question falls within the definition of Paragraph 24 of Section 1 of Chapter 455 of the Laws of 1951, describing a private proprietary nursing home and that, as a matter of law, private nursing homes are under the jurisdiction of the Department of Public Welfare of the State of New York rather than under the jurisdiction of the Department of Hospitals of the City of New York as are hospitals.

In the opinion of the Board, this building is not a "hospital" as used in the Administrative Code and the

Rules of the Department of Hospitals within the common acceptance of the word "hospital".

To prevent the owner from using the building after completion of the alteration in reliance upon the approval of the Borough Superintendent by giving the word "hospital" a construction which perhaps it can be made to bear but which is not the sense in which it is generally understood would, in the opinion of the Board, constitute a grave injustice (see Matter of Frax Realty Co., Inc. vs. Kleinert, 123 Misc. 445).

In the opinion of the Committee, this building is a nursing home as distinguished from a hospital, but whether one or the other, the building as proposed to be used falls under Use Classification 3 of Section C26-254.0. Under this, a public building, which, in the opinion of the Committee in carrying out the legislative intent, cannot be lawfully used if exceeding a height of 20 feet.

However, the Committee recommends, in view of the approval of the Borough Superintendent and particularly the reliance placed thereon by the owner and the advanced stage to which the work has progressed prior to the validity of the permit being questioned, that this appeal to vacate the approval and revoke the permit be denied on the strength of court decisions where similar circumstances have been present, including among others the Matter of Robitzek Investing Co., Inc. vs. The Board.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

EDWIN W. KLEINERT,
Commissioner.

SEAN P. KEATING,
Commissioner.

TIMOTHY P. GUINEE,
Deputy Fire Chief.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 989-47, be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

386-51-A

APPLICANT—Lama, Proskauer and Prober, for George and May Massabni, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4808-4810 4th avenue, west side, 50 ft. 2 in. south of 48th street (Block 773, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (386-51-A)

WHEREAS, Lama, Proskauer and Prober, for George and May Massabni, owners, filed May 10, 1951 and appeal from a decision of the borough superintendent affecting premises 4808-4810 4th avenue, west side, 50 ft. 2 in. south of 48th street (Block 773, Lot 40), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated April 30, 1951 as to Alt. Applic. 1986-50, reads:

"1. The floors should be sufficient to sustain a live load of at least 120 lbs. per sq. ft. The safe live load which the floors can sustain with additional posts as shown is 70 lbs. per sq. ft."

and

WHEREAS, the applicant states that the building is 3 stories, 36 ft. 6 in. in height, 40 ft. irregular by 100 ft. in area, erected 1924, located in a business use, C area, class 1 height

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district, of class 3 construction, used and occupied since 1946 as follows: cellar, boiler room, finishing and packaging of greeting cards—6 persons; 1st floor, finishing and packaging of greeting cards—40 persons; 2nd floor, office and manufacturing brassieres—40 persons; 3rd floor, manufacturing brassieres—60 persons; that no change in use or occupancy is proposed; that the building is equipped with a one source sprinkler system throughout, an approved interior fire alarm system and regular monthly fire drills are maintained; that there is one interior wood stairs, 2 ft. 8 in. and 3 ft. 8 in. in width, enclosed in fire retarded partitions and equipped with fireproof self-closing doors; that it is proposed to provide a ladder and scuttle to the roof, and in addition there is one fire escape on the side of the building extending to roof by ladder and to yard by stair with egress to street through courtyard; that window and door openings on the course of the fire escape are fireproof; self-closing; and

WHEREAS, the applicant states that the premises are developed with a one story building 48 ft. by 60 ft. used for light manufacturing under certificate of occupancy 111700 issued on N.B. permit 111105 of 1925, and in addition there is a building in question on the north side of the plot which is class 3 construction, 3 stories and cellar in height, 40 ft. by 100 ft. in area; that part of the building in question fronting on 4th avenue was erected under N.B. 454-1893 as a stable and the rear part under N.B. 967-1904 as a stable; that both buildings were combined under Alt. 12221-24 for use as a publishing house with manufacturing in the cellar and on the 1st floor, and offices on 2nd and 3rd floors, and certificate of occupancy A5371 was issued for this use; that under Cal. No. 524-50-BZ the Board granted a variance to permit the manufacturing in the cellar and 1st floor consisting of the finishing and packaging of greeting cards and the change in occupancy on the 2nd and 3rd floors to the manufacturing of brassieres; that the cellar is on ground and the upper floors are capable of sustaining a live load of 75 lbs. per sq. ft.; and

WHEREAS, the applicant contends that due to the layout of work benches, tables and aisles and the light machines employed, the floors will never be loaded to exceed 70 lbs. per sq. ft. and this loading will be posted and maintained at all times.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1986-50, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the floor loads of 70 lbs. per sq. ft. shall be posted throughout the building; that the floors shall at no time be loaded beyond such load; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 524-50-BZ by resolution adopted December 5, 1950.

433-51-A

APPLICANT—Bond Stores, Inc., lessee, for John Jacob Astor, owner.

SUBJECT—Appeal from a decision of the commissioner of health.

PREMISES AFFECTED—3-7 West 35th street, north side, 125 ft. west of 5th avenue (basement, 1st and 4th floors); (Block 837, Lot 36), Borough of Manhattan.

APPEARANCES—

For Applicant: Bernhard Grossman and Robert Jahelka.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (433-51-A)

WHEREAS, Bond Stores, Inc., lessee, for John Jacob Astor, owner, filed June 4, 1951, an application for variation of the

provisions of Section 338 of the Labor Law as cited in a decision of the Commissioner of Health, affecting premises 3, 5 and 7 West 35th street, north side, 125 ft. west of 5th avenue (Cellar, 1st and 4th floors); (Block 837, Lot 36), Borough of Manhattan; and

WHEREAS, the decision of the Commissioner of Health, dated May 4, 1951, No. 4396, reads:

"Your application filed on the 9th day of January, 1951 for a Sanitary Certificate for a cellar bakery at the above premises was denied."

and

WHEREAS, the applicant states that the building is 12 stories, 150 ft. in height, 75 ft. by 98 ft. in area at 1st floor; 75 ft. by 88 ft. in area at typical floor; of fireproof construction; erected 1915 located in a retail use, B area, Class 1½ and Class 2 height district; and used and occupied since 1948: cellar, lockers, kitchen and bakery, 9 persons; 1st, 2nd, 3rd floors, salesroom, 75 on the 1st; 22 on the 2nd and 44 on the 3rd floor; 4th floor, salesroom and restaurant, 230 persons; 5th floor, salesrooms and busheling, 30 persons; 6th floor, salesrooms, 19 persons; 7th floor, offices, 89 persons; 8th floor, offices and stockroom, 26 persons; 9th floor, offices and stockroom, 11 persons; recreation and lunchrooms, 5 persons; 10th floor, offices and storage, 24 persons; that no change in use or occupancy is proposed; that the building is equipped with an approved standpipe system, an approved two source sprinkler system and approved interior fire alarm system and regular monthly fire drills are maintained; that there is one interior 44 in. wide steel fireproof enclosed stairway from roof bulkhead direct to street and one fire tower; and

WHEREAS, the applicant states that this is an application for a variance to permit the issuance of a sanitary certificate for a cellar bakery for sale of baked products at retail on the premises, for consumption off the premises; and

WHEREAS, the applicant contends that it now operates in the cellar a bakery used for preparation of foods and baked products for consumption in this restaurant on the 4th floor; that the baked products now sell at retail in the restaurant on the 4th floor for consumption on the premises; that it is now proposed to place counters on the 1st and 4th floors at which baked products will be displayed and sold at retail for consumption off the premises; that the ventilating system in the existing cellar bakery is excellent; that the entire floor is quarry tile lined and floor is pitched to drain to assist in washing and scrubbing; that all walls are tiled; that the ventilation exceeds the minimum requirements and produces a complete air change every three minutes; that ducts are cleaned every six months; that lighting averages 50 ft. candles for every sq. ft. of floor area; that construction is fireproof throughout.

Resolved, the decision of the Commissioner of Health, dated May 4, 1951, No. 4396, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the bakery in the cellar shall be maintained to the satisfaction of the Commissioner of Health as to the sanitary conditions, the ventilating system and other conditions under his jurisdiction.

262-36-A

APPLICANT—Joseph A. Marck, for Evelyn Hyland, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—154-34 Riverside drive, south side, 465.69 ft. northeast of 7th avenue (Block 4543, Lot 7), Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: Lillian Hiltz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

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THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (262-36-A)

WHEREAS, this appeal from a decision of the commissioner of buildings, affecting premises 154-34 Riverside drive, south side, 465.69 ft. northeast of 7th avenue (Block 4543, Lot 7), Beechhurst, Borough of Queens, was granted by the Board September 29, 1936, on certain conditions; and

WHEREAS, the resolution was amended March 17, 1942, and

WHEREAS, the term of variance was extended April 8, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 29, 1936, as thereafter *amended* by resolutions adopted through April 8, 1947, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* for a term of five (5) years, from the date of this *amended* resolution, to permit the premises to be occupied as a nursing home, *on condition* ... that other than as herein *amended*, the resolution adopted on March 17, 1942, shall be complied with (Corr. 2133/36 and Alt. Applic. 930/42)."

170-44-A

APPLICANT—Kitzler and Nurick, for Bernard Hussman, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—1805 Church avenue, north side, 25 ft. 6¼ in. east of East 18th street (Block 5079, Lot 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler and Leopold A. Lupia.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (170-44-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting 1805 Church avenue and 63 East 18th street, north side, 25 ft. 6¼ in. east of East 18th street (3rd floor); (Block 5079, Lot 32), Borough of Brooklyn, was granted by the Board April 11, 1944, on certain conditions; and

WHEREAS, the resolution was amended January 16, 1951; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 16, 1951, by adding thereto:

"that manufacturing shall be restricted to the 2nd and 3rd floors under the conditions as set forth in the resolution adopted this day under Cal. 768-50-BZ and that the stairs as heretofore approved by the department of housing and buildings with one-hour fire-retarded enclosure partition may be continued (Alt. 506-44)."

378-50-A

APPLICANT—William O. Staber, for Thadeus Sobierajski, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—54-29 63rd place, east side, 380 ft. north of 55th avenue (Block 2369, Lot 15), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: William O. Staber.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (378-50-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 54-29 63rd place, east side, 380 ft. north of 55th avenue (Block 2369, Lot 15), Maspeth, Borough of Queens, was granted by the Board June 20, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 20, 1950, by adding thereto:

"that the building may be reduced in size and the location of the garage may be as proposed and as passed upon by the borough superintendent under N.B. Applic. 3792-50 on May 9, 1951, and as shown on revised plans marked 'Received July 9, 1951,' (2 sheets), provided that in all other respects the resolution as adopted by the Board on June 20, 1950, shall be complied with (N.B. 3792-50)."

920-50-A

APPLICANT—Samuel Gardstein, for Center Holding Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the Borough superintendent (previously granted on condition).

PREMISES AFFECTED—17-19 West 17th street, north side, 280 ft. west of 5th avenue (Block 819, Lot 27), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Gardstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (920-50-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 17-19 West 17th street, north side, 280 ft. west of Fifth avenue (Block 819, Lot 27), Borough of Manhattan, was granted by the Board May 29, 1951, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 29, 1951, so that as *amended* the resolution shall read:

"*Resolved*, that the Board of Standards and Appeals

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does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on B.N. App. 3499/50, Objection 1, and that the appeal be and it hereby is *granted*, to permit the continuance of the existing exits as permitted by the Board under Cal. 11-18-S by resolution adopted January 24, 1918, except that the fireproof passage from the foot of the fire escape to the stairway of the primary means of exit need not be constructed, provided the fire escape has an exit direct to the street as proposed and as shown on plans filed with this appeal, marked "Received December 8, 1950" (4 sheets), which condition shall be maintained; that the standpipe system and sprinkler system throughout the building shall be maintained in accordance with the requirements therefor and to the satisfaction of the fire commissioner; that the building shall not be increased in height or area; that in computing the occupancy of the building, no credit shall be given for the capacity of the fire escape; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto."

402-41-A—Vol. III

APPLICANT—William Farrell, for Mr. and Mrs. Robert Pragnell, owners.

SUBJECT—Application for consideration—reopening and consideration of new decision—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—2892 Valentine avenue, east side, 330 ft. north of East 198th street (Block 3302, Lots 24 and 25), Borough of The Bronx.

APPEARANCES—
For Applicant: William Farrell.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. III to consider new decision as to use, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

867-50-A

APPLICANT—Ferdinand Savignano, for John Celauro, owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—89 Hull street, north side, 25 ft. west of Hopkinson avenue (1st floor) (Block 1532, Lot 39) Borough of Brooklyn.

APPEARANCES—
For Applicant: Joseph Capano.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and restored to the docket, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

225-51-A

APPLICANT—Morris Hannes, for Herman Wachtel, owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—167-169 and 171-173 Wooster street, west side, 75 ft. and 124 ft. north of West

Houston street (Block 524, Lots 23 and 25), Borough of Manhattan.

APPEARANCES—
For Applicant: Morris Hannes.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and restored to the docket, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

359-51-A

APPLICANT—Sidney Daub, for 27 Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—27-31 Bleecker street, north side, 75 ft. east of Shinbone Alley (Block 529, Lot 55), Borough of Manhattan.

APPEARANCES—
For Applicant: Sidney Daub.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 24, 1951, 2 P.M. for inspection and decision without further argument.

ZONING APPLICATIONS

33-20-BZ—Vol. II

APPLICANT—Harold L. Leddy, for Eugene F. Nolan, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, permitting partly in a business and partly in an unrestricted use district, the change of occupancy from oil storage in the cellar and ice storage on 1st floor, to dead storage of autos in the cellar and garage for more than five motor vehicles on the 1st story.

PREMISES AFFECTED—245 West Fordham Road, northeast corner of Cedar avenue (Block 3235, Lots 30, 33, 34, 37, 38, 48 and 49), Borough of The Bronx.

APPEARANCES—
For Applicant: Harold L. Leddy and James F. Matthews.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (33-20-BZ—Vol. II)

WHEREAS, this application to permit partly in a business use district and partly in an unrestricted use district, the erection and maintenance of an ice storage, plant and garage for more than five motor vehicles, affecting premises 245 West Fordham road, northeast corner of Cedar avenue (Block 3235, Lots 30, 33, 34, 37, 38, 48 and 49), Borough of The Bronx, was granted by the Board February 3, 1920, on certain conditions; and

WHEREAS, the resolution was amended January 3, 1945 and October 30, 1945; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 3, 1920, as

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amended by resolutions adopted through October 30, 1945, by adding thereto:

"that in the event the owner desires to change the use of this building to factory use, as proposed under Cal. 287-51-A, such use may be permitted, provided the requirements of the resolution adopted thereunder this day are complied with, except that the top floor may be continued to be used as a public garage in compliance with the Board's resolution adopted under Cal. 33-20-BZ (Alt. 490/42 and Alt. 1004/50)."

1235-22-BZ

APPLICANT—Carl H. Salminen, for Evelyn Steigert, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, permitting in a business use district, the erection and maintenance of a garage for more than five motor vehicles and auto repair shop with spray booth.

PREMISES AFFECTED—136-93 37th avenue, north side, 60 ft. west of Union street (Block 58, Lot 68), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1235-22-BZ)

WHEREAS, this application under the zoning resolution, permitting in a business use district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles and a motor vehicle repair shop, affecting premises 156 Washington street, Flushing, Borough of Queens was granted by the Board April 3, 1923 on certain conditions; and

WHEREAS, the resolution, affecting premises 136-93 37th avenue, north side, 60 ft. west of Union street (Block 58, Lot 68), Flushing, Borough of Queens was amended May 3, 1949; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 3, 1923, as thereafter amended by resolution adopted May 3, 1949, by adding thereto:

"... that in connection with the repairing permitted under the above referred to resolutions, there may be permitted the use of two oxygen and acetylene torches for welding, maintained in an approved fire-retarded enclosure with fireproof, self-closing doors, in accordance with the requirements of the Administrative Code; and that one single metal cabinet ventilated to the outer air for storage of spray materials, not exceeding 100 gallons, may be permitted, in accordance with the rules of the Board, Spray Rule 6.1.1, all as indicated on revised drawing marked 'Received June 19, 1951' (1 sheet), and on condition that in all other respects the resolution as adopted April 3, 1923, as amended May 3, 1949, shall be complied with (Alt. 330-49)."

58-24-BZ

APPLICANT—Socony-Vacuum Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously

granted on condition, under section 21 of the zoning resolution, permitting partly in business and partly in residence use districts, the alteration of a garage (previously granted by Board), which now has permit for sale of gasoline, to include a gasoline service station in conjunction with adjoining premises.

PREMISES AFFECTED—76-13 to 76-19 Northern boulevard (Jackson avenue) northwest corner of 77th street (20th street); (Block 1172, Lot 40), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Nathan H. Gotthoffer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (58-24-BZ)

WHEREAS, application under section 21 of the zoning resolution, to permit partly in a business district and partly in a residence district, the alteration of a garage (permission to erect which was granted by the board and which garage for more than 5 motor vehicles now has a permit for the sale of gasoline) as to include a gasoline service station (in conjunction with adjoining premises 76-13 to 76-15 Northern boulevard, Cal. No. 228-35-BZ) affecting premises 76-19 Northern boulevard (Jackson avenue) northwest corner of 77th street (20th street) (Block 1172, Lot 40), Jackson Heights, Borough of Queens was granted by the Board July 8, 1924, on certain conditions; and

WHEREAS, this application was amended October 22, 1935, December 10, 1935 and April 6, 1937; and

WHEREAS, time to obtain permits and complete the work was extended July 25, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 22, 1935, as thereafter amended by resolutions adopted through July 25, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that all permits shall be obtained and all work shall be completed within the requirements of Section 22-A of the zoning resolution (Alt. 5430/35)."

921-26-BZ—Vol. II

APPLICANT—Henry Nordheim, for B. and R. Holding Corp., owner.

SUBJECT—Application for consideration—re opening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i and 21 of the zoning resolution, permitting in business and unrestricted use districts, the change in occupancy from garage for more than five motor vehicles and stores to garage for more than five motor vehicles and motor vehicle repair shop for a term of years.

PREMISES AFFECTED—2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street (Block 3140, Lot 16), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

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THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (921-26-BZ—Vol. II)

WHEREAS, this application under the zoning resolution, to permit in a business use district the erection and maintenance of a garage for the storage of more than five motor vehicles, affecting premises 1032 East 180th street, Borough of The Bronx, was granted by the Board as Vol. I, March 15, 1927, on certain conditions; and

WHEREAS, plans submitted by the applicant were approved by the Board October 18, 1927 as being in substantial compliance with the resolution of March 15, 1927; and

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in business and unrestricted use districts, the change in occupancy from garage for more than five motor vehicles and stores to garage for more than five motor vehicles, stores and motor vehicle repair shop, affecting premises 2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street (Block 3140, Lot 16), Borough of The Bronx, was amended as Vol. II, July 20, 1948; and

WHEREAS, the term of variance was extended July 18, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 15, 1927, as *amended* by resolutions adopted through July 18, 1950, only so far as it has reference to the requirements as to motor vehicle repairing granted for a temporary term of two years under section 7i, so that in addition to repairing by hand tools as therein permitted, there may be an oxygen and acetylene torch for small incidental welding provided a permit is obtained therefor from the fire commissioner (Alt. 83/48).

619-31-BZ—Vol. III

APPLICANT—William H. Altman, for Stanley Molinari, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, to permit in business and residence use districts for a term of ten (10) years, the alteration of a gasoline service station (previously granted by the Board for a temporary period).

PREMISES AFFECTED—148-14 to 148-26 111th avenue, southwest corner of Sutphin boulevard (Block 2745, part of Lot 26), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: William H. Altman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (619-31-BZ—Vol. III)

WHEREAS, this application, to permit in a business use district under section 7f of the building zone resolution, the erection and maintenance of a gasoline service station, premises 148-16 to 148-26 111th avenue, Jamaica, Borough of Queens, was granted by the Board as Vol. I, April 29, 1932, on certain conditions, for a temporary period of two (2) years; and

WHEREAS, the application was denied by the Board as Vol. II, March 12, 1935 under section 21 of the building zone

resolution, to permit partly in a business use and partly in a residence use district the extension of said gasoline service station; and at the same time the term of the term of the variance was extended for a temporary period of two (2) years under section 7f; and

WHEREAS, the resolution was amended by the Board May 14, 1935, also extending the term of the term of variance for a temporary term of two (2) years; and

WHEREAS, the term of variance was further extended April 27, 1937 and May 9, 1939; and

WHEREAS, the application under section 7f of the building zone resolution, to permit partly in a business use district and partly in a residence use district, for a stated term of ten (10) years, the alteration of said gasoline service station, premises 148-14 to 148-26 111th avenue, southwest corner Sutphin boulevard (Block 2745, part of Lot 26), Jamaica, Borough of Queens, was amended as Vol. III, July 15, 1941; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1941, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

“ . . . granted under section 7, subdivision f for a term of ten (10) years, from the date of this *amended* resolution, on condition . . . that other than as herein *amended*, the resolution adopted on July 15, 1941, shall be complied with in all respects and that a new certificate of occupancy shall be obtained (Alt. App. 852/41).”

319-32-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Robert P. Marshall, owner.

SUBJECT—Application for consideration—reopening and approval of plans, re Application (decision of the borough superintendent) previously granted on condition under section 7f of the zoning resolution for a term of ten (10) years, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, car washing and lubritorium.

PREMISES AFFECTED—Northwest corner of East Tremont avenue and Dewey avenue (Block 5561, Lot 95), Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, plans approved and time to complete extended.

THE VOTE TO REOPEN, APPROVE PLANS AND EXTEND TIME TO COMPLETE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (319-32-BZ—Vol. II)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business district, the erection and maintenance of a gasoline service station; affecting premises northwest corner of East Tremont avenue and Dewey avenue, Borough of The Bronx, was granted by the Board, November 4, 1932, on certain conditions, as Vol. I; and

WHEREAS, this application under section 7f of the zoning resolution, to permit in residence and business use districts the erection and maintenance of a gasoline service station, car washing and lubritorium for a term of 15 years (previously granted by the Board but never constructed), affecting premises northwest corner of East Tremont avenue and Dewey avenue (Block 5561, Lot 95), Borough of The Bronx was granted by the Board July 25, 1950, as Vol. II, on certain conditions; and

WHEREAS, the resolution was amended November 14, 1950; and

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WHEREAS, the applicant requested an approval of plans submitted as being in substantial compliance with the Board's requirements.

Resolved, that the Board of Standards and Appeals does hereby *approve* plans, as being in substantial compliance with the resolution adopted on July 25, 1950, as *amended* by resolutions adopted through November 14, 1950; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. 382/50).

16-38-BZ—Vol. II

APPLICANT—Frankel and Frankel, for Walter I. Lansing, lessee; LeRoy Development Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—238-246 East 35th street, south side, 100 ft. west of 2nd avenue (Block 915, Lots 38-42), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry G. Frankel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (16-38-BZ—Vol. II)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use district, for a temporary period, the parking and storage of more than five (5) motor vehicles, affecting premises 240-246 East 35th street, south side, 100 ft. west of Second avenue (Block 915, Lots 38 and 41), Borough of Manhattan, was denied by the Board July 8, 1938; and

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than five (5) motor vehicles (previously denied by the Board) for a temporary period, affecting premises 238 to 246 East 35th street, south side, 100 ft. west of 2nd avenue (Block 915, Lots 38 to 42, inclusive), Borough of Manhattan was granted by the Board June 10, 1947, on certain conditions; and

WHEREAS, an extension of time in which to complete the work was granted December 9, 1947; and

WHEREAS, the term of variance was extended April 12, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 12, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

" . . . granted under section 7, subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit . . . ; that other than as herein *amended*, the resolution adopted on June 10, 1947, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained (Alt. 2177/46)."

1184-38-BZ

APPLICANT—Owl Garage, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously

granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of part of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—217 and rear of 219 West 58th street, north side, 275 ft. west of 7th avenue (Block 1030, Lot 22), Borough of Manhattan.

APPEARANCES—

For Applicant: Jesse Donella.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1184-38-BZ)

WHEREAS, this application under section 7i of the zoning resolution, permitting in a business use district, the conversion of occupancy of part of an existing building to a motor vehicle repair shop affecting premises 217 and rear of 219 West 58th street, north side, 275 ft. west of Seventh avenue (Block 1030, Lot 22), Borough of Manhattan, was granted by the Board March 28, 1939, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended July 12, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 28, 1939, as thereafter *amended* by resolution adopted July 12, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

" . . . granted under section 7, subdivision i for a term of two (2) years, *on condition* . . . ; that other than as herein *amended*, the resolution adopted on March 28, 1939, shall be complied with in all respects; that a certificate of occupancy shall be obtained (Alt. Applic. 668/42)."

150-41-BZ—Vol. II

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) under sections 7i, 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the extension of a gasoline service station (previously granted by the Board for a term of years), lubricatorium, motor vehicle repairs, car washing, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—223-15 to 223-25 Union turnpike and 78-46 to 78-64 Springfield boulevard, northwest corner (Block 7780, Lots 1 and 62), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (150-41-BZ—Vol. II)

WHEREAS, this application under section 7f of the zoning resolution, permitting in a retail use district, for a term of ten years, the erection and maintenance of a gasoline service station affecting premises 79-10 to 79-20 Springfield boule-

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vard, northwest corner of Union turnpike (Block 7780, part of Lot 1), Queens Village, Borough of Queens, was granted by the Board as Vol. I, January 13, 1942, on certain conditions; and

WHEREAS, plans were approved July 20, 1943, and the time to obtain permits and complete the work was extended July 25, 1944; and

WHEREAS, revised plans were approved as being in substantial compliance with the Board's requirements, the term of variance was extended and a further extension of time to obtain permits and complete the work was granted July 17, 1945; and

WHEREAS, this application under sections 7h and 7i of the zoning resolution, to permit in a residence and local retail use district the extension of a gasoline service station, lubricatorium, motor vehicle repairs, car washing, and to permit the parking of cars waiting to be serviced, affecting premises 223-15 to 223-25 Union turnpike, and 78-46 to 78-64 Springfield boulevard, northwest corner (Block 7780, Lots 1 and 62), Queens Village, Borough of Queens was amended by the Board July 11, 1950, as Vol. II; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 11, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work shall be completed within the requirements of Section 22A of the zoning resolution (Alt. 15-50)."

171-44-BZ

APPLICANT—Charles Gold, for Gerald B. Schwartz, owner.

SUBJECT—Application for consideration—reopening and amendment as to use—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use B area district, the conversion of occupancy of an existing building from storage garage to storage garage for tenant's auto vans (not more than five) on the 1st story and for storage of household furniture on upper stories.

PREMISES AFFECTED—519 West 161st street, north side, 300 ft. 6 in. west of Amsterdam avenue (Block 2120, Lot 50), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles Gold.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (171-44-BZ)

WHEREAS, this application under Section 7e of the zoning resolution, to permit in a residence use and "B" area district, the conversion of occupancy of an existing building from a storage garage to a garage for the storage of tenant's auto vans (not more than five) on the 1st story and for the storage of household furniture on the upper stories; affecting premises 519 West 161st street, north side, 300 ft. 6 in. west of Amsterdam avenue (Block 2120, Lot 50), Borough of Manhattan, was granted by the Board on June 13, 1944 on certain conditions; and

WHEREAS, the term of variance was extended April 9, 1946, March 23, 1948 and June 13, 1950; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does

hereby *amend* the resolution adopted on June 13, 1944, as thereafter *amended* by resolutions adopted through June 13, 1950, by adding thereto:

"that in the event the owner desires to change the use of the former storage garage to a warehouse for the storage of paper products but without the storage of any motor vehicles in the building, that such use may be permitted, provided the requirements of the resolution as adopted on June 13, 1944, are complied with in all other respects (Alt. 1190/43; Alt. 1189/50 and Alt. 629/51)."

398-45-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Stanley Kilburn, owner.

SUBJECT—Application for consideration—reopening and consideration of amendment to include gas line supply—re Application (decision of the borough superintendent) previously granted on condition, under sections 7i and 7A of the zoning resolution, to permit in a business use district, the extension to existing automobile showroom to be used as a motor vehicle repair shop and with proposed driveway entrances and exits located nearer to residence use district than permitted.

PREMISES AFFECTED—209-01 to 209-19 Northern boulevard, north side, from 209th street to Corp. Kennedy street, 43-27 to 43-33 209th street and 43-28 to 43-34 Corp. Kennedy street (Block 6279, Lot 21), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: William Dempsey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (398-45-BZ—Vol. II)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the alteration and extension of an existing building occupied as a restaurant, and the change of occupancy to show rooms, gasoline service station, repair shop and dwelling and to omit the rear yard required, under section 17a of the zoning resolution, affecting premises 209-01 to 209-19 Northern boulevard, north side, between Corporal Kennedy street (Stewart avenue) and 209th street (Wright avenue) (Block 6279, Lot 21), Bayside, Borough of Queens, was denied by the Board March 5, 1946; and

WHEREAS, this application under sections 7i and 7A of the zoning resolution, to permit in a business use district, the extension to existing automobile showroom to be used as a motor vehicle repair shop and with proposed driveway entrances and exits located nearer to residence use district than is permitted, affecting premises 209-01 to 209-19 Northern boulevard, north side, from 209th street to Corp. Kennedy street, 43-27 to 43-33 209th street and 43-28 to 43-34 Corp. Kennedy street (Block 6279, Lot 21), Bayside, Borough of Queens, was granted by the Board July 27, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1948, by adding thereto:

"... that one gasoline service pump may be erected, provided same is within the building on the side facing 209th street near the doorway and that two tanks for gasoline storage may be constructed and maintained

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under the yard portion required to be sodded and planted under the requirements of this resolution, provided that nothing in connection with such tanks including the filling of same shall disturb in any way the landscaping and that any pump erected outside the building at this general location, without permit therefor issued under a variance granted by this Board, shall be removed; that there shall be no servicing of cars outside the building on the driveway; that all cars serviced with gasoline shall be served within the building by the pump herein permitted as indicated on plans filed with this request for amendment, marked 'Received May 15, 1951' (1 sheet) and that no gasoline shall be furnished to passing motor vehicles (Alt. 1088-48)."

311-46-BZ

APPLICANT—Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, permitting in a residence and business use district, the reconstruction of an existing gasoline service station, to include lubritorium, auto laundry, minor repairs, office and sale of accessories.

PREMISES AFFECTED—165-01 to 165-09 Hillside avenue and 87-45 to 87-53 165th street, northeast corner (Block 9837, Lot 10), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (311-46-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension of an existing gasoline service station to include lubritorium, auto laundry, minor repairs, office and sale of accessories, affecting premises 165-01 to 165-09 Hillside avenue, northeast corner 165th street (Block 9837, Lot 10), Jamaica, Borough of Queens, was granted by the Board July 1, 1947 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended June 15, 1948 and June 21, 1949; and

WHEREAS, the resolution was amended July 26, 1950; and

WHEREAS, the applicant requested a further extension of time to complete.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 1, 1947, as amended by resolutions adopted through July 26, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that the work is 90% completed, that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution (N.B. App. 321/46)."

384-50-BZ

APPLICANT—Goldwater and Flynn, for Francis J. Wilson, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning

resolution for a term of years, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—9 Hillside avenue, south side, 102 ft. 2 in. east of Broadway (Block 2170, Lot 104), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (384-50-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores), affecting premises 9 Hillside avenue, south side, 102 ft. 2 in. east of Broadway (Block 2170, Lot 104), Borough of Manhattan was granted by the Board July 26, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 26, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. 75-50)."

296-32-BZ—Vol. III

APPLICANT—Paul Friedman, for Kings Bay Realty Company, Inc., owner, Edmund Pano and Irving Saltz, lessees.

SUBJECT—Application for consideration—reopening and consideration of alleged new facts—re Application (decision of the borough superintendent) under sections 7e, 7f and 7A of the zoning resolution, to permit in a business and residence use, D area district the erection of a gasoline service station, lubritorium and laundry for term of ten years and offices and sale of accessories (previously denied by the Board).

PREMISES AFFECTED—115-123 Kings highway, 1626-1640 Stillwell avenue, northwest corner (Block 6253, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened for rehearing under sections 7f and 7e, subject to the regular procedure. The Board deemed that sufficient facts were presented to warrant a rehearing under section 7 subdivision f.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

379-33-BZ—Vol. III

APPLICANT—Carl H. Salminen, for Andrew Haurylak, owner.

SUBJECT—Application for consideration—reopening and reconsideration—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use dis-

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trict, the erection and maintenance of a gasoline service station, minor auto repairs, lubritorium, auto washing, sales office and parts storage (previously denied for gasoline station and motor vehicle repair shop under section 21).

PREMISES AFFECTED—79-08 Astoria boulevard and 23-49 79th street, southeast corner (Block 1032, Lot 54), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III for consideration under section 7f, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

436-37-BZ—Vol. II

APPLICANT—Henry George Greene, for Amp Auto Service, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider new proposal—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, car washing, lubritorium, office, storage and sales room, and parking and storage of more than five motor vehicles (previously granted for parking and storage use for a term of two years).

PREMISES AFFECTED—239-255 East 3rd street, north side, 90 ft. west of Avenue C and 292-298 East 4th street, south side, 90 ft. west of Avenue C (Block 386, Lots 32 and 33), Borough of Manhattan.

APPEARANCES—

For Applicant: Helen L. Barbierre.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider new proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

438-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Fannie Wolf, owner.

SUBJECT—Application for consideration—reopening and extension of area and use—re Application (decision of the borough superintendent) previously granted on condition under section 7f of the zoning resolution, permitting in a business use district for a term of years, the erection and maintenance of a gasoline service station on part of a plot now used as lubritorium, auto laundry and store.

PREMISES AFFECTED—4312-4318 Church avenue, southside, 40 ft. 8 in. west of Troy avenue (Block 4897, Lots 7 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III to consider extension of use and area, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1397-39-BZ

APPLICANT—Walsh and Levine, for Fannie Silverman, owner.

SUBJECT—Application for consideration—reopening and rehearing on alleged new facts—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores) (previously denied under section 21).

PREMISES AFFECTED—1602-1612 Neck road and 2277-2281 East 16th street, southeast corner (Block 7377, Lot 54), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert L. Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II for reconsideration under section 7e, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

389-41-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Habrich Realty Corp., owner; F. & M. Habrich, Inc., lessee.

SUBJECT—Application for consideration—reopening and extension of area and use—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, to permit in a business use, D area district, the extension in area and use of an existing garage for more than five cars (previously granted by the Board) to include auto repairs and parts department.

PREMISES AFFECTED—138-19 101st avenue, northwest corner of Sanders place, (Block 10010, Lot 24), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider extension of area and use, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1082-41-BZ—Vol. II

APPLICANT—Levy and Nevins, for Exner Realty Corp., owner; Exner Sand and Gravel Corp., lessee.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, sand, gravel and building materials business and parking and storage of more than five motor vehicles and office and shelter of the attendant (previously dismissed for lack of prosecution for garage and gas station).

PREMISES AFFECTED—441 East 109th street, northwest corner of Franklin D. Roosevelt drive (East River drive), (Block 1703, Lot 22 and part of Lot 18), Borough of Manhattan.

APPEARANCES—

For Applicant: Saul S. Nevins.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider new proposal, subject to the regular procedure.

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THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

597-44-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Ben Portnoy, owner.

SUBJECT—Application for consideration—reopening and consideration of extension of use—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in an unrestricted and residential use district the parking and storage of motor vehicles on part of lot located in residence use portion of lot previously granted for the reconstruction of gasoline service station, motor vehicle repair shop, lubritorium, office, auto laundry, sales, auto repairs and storage.

PREMISES AFFECTED—2987-2997 Atlantic avenue and 205-221 Fulton street, northeast corner (Block 3955, Lot 48), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider extension of use and parking, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

136-45-BZ—Vol. II

APPLICANT—Paul Friedman, for William A. White, Jr., as executor and trustee under will of William A. White (deceased) and Nettie H. White, owners (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application for consideration—reopening re erection of proposed extension—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the erection of an automobile showroom and salesroom and motor vehicle repair shop, incidental to salesroom and showroom only, with driveway and entrance more than 25 ft. from Merrick boulevard.

PREMISES AFFECTED—224-01 to 224-09 Merrick boulevard and 133-29 to 133-37 224th street, northeast corner (Block 12963, Lot 308), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing September 25, 1951, at 10 A.M., waiving all requirements except new decision, new photographs and two publications in the Bulletin.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

288-47-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Habrich Realty Corp., owner; F. & M. Habrich Corp., lessee.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of area and use—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution,

to permit in a business use, D area district, the extension of a building and extension of uses of auto showroom, service, lubritorium, car washing, outdoor display and sales of more than 5 new and used cars, parking of patrons motor vehicles waiting to be serviced and offices and (previously granted by the Board) to include paint and spray shop and metal body shop.

PREMISES AFFECTED—138-18 to 138-24 101st avenue, south side, 158.72 ft. east of Remington street (Block 10018, Lots 7, 9 and 11), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider extension of area and use, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

188-50-BZ

APPLICANT—Henry Nordheim, for No. 2 Corporation, owner. (V-Marc Dress Co., lessee).

SUBJECT—Application for consideration—reopening and restoration to docket—re Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a retail use district, the change in occupancy from stores to stores and factory (previously withdrawn).

PREMISES AFFECTED—1264-1278 St. Lawrence avenue, east side, 58.48 ft. north of Westchester avenue (Block 3786, Lot 13), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to the docket, subject to the regular procedure, to consider variance as to Store No. 8 only.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

255-40-BZ—Vol. III

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application reopened February 17, 1948—re amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, accessory store, office and waiting room, lubritorium, auto laundry, brake testing, wheel alignment and minor repairs.

PREMISES AFFECTED—94-01 to 94-09 81st street, east side, from Atlantic avenue to Rockaway boulevard, 81-02 to 81-10 Atlantic avenue and 81-05 to 81-15 Rockaway boulevard (Block 9009, part of Lot 1), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn as to Vol. III in view of the fact the applicant is proceeding with the work under the requirements of the resolution adopted under Vol. II.

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THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

191-50-BZ

APPLICANT—Lehman and Fitzsimons, for Mokun Construction Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f, 7i, 7e and 7A of the zoning resolution, to permit in a retail use, B area district, the erection and maintenance of a gasoline service station to include lubritorium, minor repairs, auto laundry, storage and sales of auto accessories, boiler room, office and parking for more than five cars waiting to be serviced and with curb cuts more than 25 ft. from the intersection.

PREMISES AFFECTED—50-07 Skillman avenue and 39-85 to 39-95 50th street, northeast corner (Block 129, Lot 70), Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 5:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

FRIDAY MORNING, JULY 20, 1951, AT 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

ZONING APPLICATIONS

503-50-BZ—Vol. II

APPLICANT—Henry C. Brucker, for Casper Livoti, owner.

SUBJECT—Application reopened April 3, 1951—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building (stores), using more than the area permitted.

PREMISES AFFECTED—62-29 Flushing avenue, north side, 190 ft. west of Grand avenue (Block 2713, Lot 34), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Casper Livoti and Anthony M. Livoti.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 18, 1951, at 10 A.M. for applicant to file revised plans showing reduced coverage.

151-51-BZ

APPLICANT—Paul Friedman, for Mollie Okun, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district, the conversion of two garages to one store,

with entrance on East 16th street only, using more than the area permitted, for a term of years.

PREMISES AFFECTED—1601-1603 Quentin road, northeast corner of East 16th street (Block 6779, Lots 50 and 51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Paul Friedman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 18, 1951, at 10 A.M. for applicant to file revised plans and for further consideration.

368-19-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 1935 Coney Island Ave. Realty Corp., owner.

SUBJECT—Application reopened May 1, 1951—re Application (decision of the borough superintendent) under section 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of an automobile showroom (new and used cars) and a gasoline service station, lubritorium, motor vehicle repairs, boiler room and office, with show windows and curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1935-1939 Coney Island avenue and 1101-1111 Avenue P, northeast corner (Block 6758, Lots 51 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Irving Rader.
For Opposition: Susan Gottschall, J. H. Duncan and John Jonus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.
THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (368-19-BZ—Vol. IV)

WHEREAS, Lama, Proskauer and Prober for 1935 Coney Island Ave. Realty Corp., owner, filed April 12, 1951 an application under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile show room (new and used cars) and a gasoline service station, lubritorium, motor vehicle repairs, boiler room and office, with show windows and curb cuts more than the permitted distance from the intersection (previously granted by the Board for garage for more than five motor vehicles, and later as a gasoline service station), affecting premises 1935 to 1939 Coney Island avenue, and 1101 to 1111 Avenue P, northeast corner (Block 6758, Lots 51 and 52), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. IV on May 1, 1951, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on June 5, 1951, after due notice by publication in the Bulletin; laid over to July 3, 1951, for inspection and decision without further argument; then laid over to July 17, 1951, for further consideration, after applicant files revised plans; then laid over to July 20, 1951, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue P is in residence and business use C and E area, class 1¼ height districts; Coney Island avenue and the site are in a business use, C area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated March 22, 1951, acting on N.B. Applic. 518-49, read

"1. Proposed erection of a "Boiler Rm., Auto Show room (new & used cars), Gasoline Service Station Lubritorium, Minor Repairs, Office" on a lot located in a Business Use district is contrary to Art. II Sec. (a) 29 & 46 of the Zoning Resolution.

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2. Show windows & curb cuts on Ave. "P" more than 25' from Coney Island Ave. are contrary to Art. II Sec. 7A of the Zoning Resolution.

3. Proposed building & uses are not in compliance with B of S. & A. action under Cal. 368-19-BZ, Vol. III."

and

WHEREAS, the applicant states that the premises consist of a plot, 54 feet frontage by 100 feet in depth (irregular), presently developed with a Class 3 masonry building occupying the entire lot; that the building is occupied by four stores, a bar and grill and a garage for the storage of more than five motor vehicles erected with the approval of this Board under Cal. No. 368-19-BZ; that it is proposed to remove the present building and erect a modern one-story masonry building, of class 3 construction having a width of 83 feet 4 inches and a depth of 70 feet, to be used for the sale and display of new and used cars, lubritorium and minor auto repair room and office; that the balance of the plot will be used as a gasoline service station consisting of five buried gasoline storage tanks and four approved type gasoline pumps; and

WHEREAS, the applicant contends that the auto showroom for display and sales of new and used cars is a permissible use in a business zone and the gasoline service station was granted by the Board under Cal. No. 368-19-BZ, Vol. III on January 24, 1950; that the auto showroom and gas station have not been installed to date; that the additional use requested under this application is a lubritorium room to contain a lubrication lift and also for minor auto repairs and that these additional uses are conjunctive uses to a gasoline station; that the show windows on Avenue P were approved by the Board under Cal. No. 368-19-BZ, Vol. III; that the curb cuts as proposed on Avenue P, more than 25 feet east of the intersection of Avenue P and Coney Island avenue, are necessary for the proper operation of the showroom and gasoline station as now planned; that across the street, in block 6774, lot 1, the present stores extending to 100 feet east of Coney Island avenue have show windows and entrances, and therefore the proposed entrances will not create any new conditions*to the street.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 24, 1950, under Vol. III and as thereafter amended by the approval of plans on October 17, 1950, so as to permit change in the arrangement of the premises as indicated on plans received marked "July 17, 1951," two sheets, on condition that the two additional pumps shown on such plans located parallel to Avenue P shall be moved northerly so as to be east of the storage tanks shown and in line with the pumps facing on Coney Island avenue and parallel thereto; that in all other respects the resolution as adopted by the Board January 24, 1950, shall be complied with, including the approval of plans as adopted October 17, 1950; that under section 7i, there may be minor repairs in connection with the car washing and lubrication, provided such repairs are by hand tools only and are done entirely within such section of the building; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution.

784-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for George E. Kriegler, owner.

SUBJECT—Application reopened—May 22, 1951—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building at rear, using more than the area permitted.

PREMISES AFFECTED—1583 Pitkin avenue, north side, 80 ft. east of Herzl street (Block 3495, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (784-50-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober for George E. Kriegler, owner, filed April 12, 1951 a application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to an existing building at the rear, using more than the area permitted, affecting premises 1583 Pitkin avenue, north side, 80 feet east of Herzl street (Block 3495, Lot 37), Borough of Brooklyn; and

WHEREAS, this application was reopened as Volume II on May 22, 1951, subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on July 10, 1951, after due notice by publication in the Bulletin; laid over to July 17, 1951, for inspection; applicant to file revised plans; then laid over to July 20, 1951, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that Herzl street, Pitkin avenue and the site are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 9, 1951, acting on Alt. Applic. 956-51, reads:

"2. Area of Bldg. to be extended is excessive & is contrary to section 13, Art. IV, Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 feet frontage, by 70 feet in depth, on which is located a three-story building of frame construction, used as a store, office and dwelling (20 feet by 54 feet, 6 inches), for which certificate of occupancy 4300-1917 (N.B. 204-1903) has been issued; that it is proposed to alter the building by adding a rear extension 20 feet in width and 15 feet, 6 inches, extending to the rear lot line and to extend the present store, and that the cellar will be used as a boiler room; that the entire first floor will be used as a store, the second floor will be used for office for the store, and the third floor will be vacant; and

WHEREAS, the applicant contends that the use district maps show that the property is presently zoned as a business use, class 1 height, C area district, and has been unchanged since July 25, 1916; that the proposed building will occupy 100% of the area of the plot, having an area of 1400 square feet; that the permissible coverage of extension is 60% of the present open area of 456 square feet, so that the allowable is exceeded by only 182 square feet; as will be noted, the lot is only 70 feet in depth, and a modern store now requires at least that depth to meet present day merchandising layouts and modern display of merchandise; that the present building on lot 38, immediately adjoining to the west, occupies 100% of the plot; the present building on lot 36 to the east has a building which extends beyond the rear lot line of the plot in question, so that a required open space at the rear of the proposed building would be in a pocket and of no value to the block; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant states that while the building is of frame construction that the party side line walls are brick filled to their entire height; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does

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hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 to permit the extension of the building in the rear as shown, provided the building is reduced in height and rearranged as indicated on revised plans marked "Received July 12, 1951," 3 sheets, and complies in all other respects with all requirements of the zoning resolution and all laws, rules and regulations applicable thereto to the building and occupancy other than as amended this day under Cal. 373-51-A; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

273-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Morris Barocas, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building (stores) using more than the area permitted.

PREMISES AFFECTED—5211-5223 Avenue D and 698 East 53rd street, northwest corner (Block 4773, Lots 41 and 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Philip Dwor-kin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (273-51-BZ)

WHEREAS, Lama, Proskauer and Prober for Morris Barocas, owner, filed April 17, 1951, an application under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building (stores) using more than the area permitted, affecting premises 5211 to 5223 Avenue D, and 698 East 53rd street, northwest corner (Block 4773, Lots 41 and 43), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on June 19, 1951, after due notice by publication in the Bulletin; laid over to July 17, 1951, for inspection and decision without further argument; then laid over to July 20, 1951, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that East 53rd street is in residence and business use, C area, class 1 height districts; Avenue D and the site are in a business use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 3, 1951 acting on N.B. Applic. 1964-50, reads:

"1. Proposed bldg. exceeds area permitted in a C district and is in violation of Art. IV, Sect. 13b of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 115 feet frontage by 48 feet and 100 feet in depth, irregular, presently vacant; that it is proposed to develop the site with stores, one story in height, of class 3 construction, having a frontage of 110 feet on Avenue D and 44 feet on East 53rd street; that the buildings will have brick facades and be highly modern in design; that the stores are a permissible use in this business zone; and

WHEREAS, the applicant contends that the plot has an area of 7340 square feet, the proposed building has an area of 6578 square feet, and as the permissible coverage is 5154 square feet, the excessive building coverage is only 1424 square feet; that it is proposed to leave a 10-foot rear yard where the site is 100 feet deep and 3-foot 4 inch court where

the site is 48 feet deep; that the building will also set 4 feet back of the East 53rd street building line; that block ventilation will be maintained by the rear yard and court as shown; and

WHEREAS, the property is presently zoned as a business use, class 1 height, C area district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to extension of area, to permit the construction of the building substantially as proposed and as indicated on plans filed with this application, marked "Received April 17, 1951" (4 sheets) and "June 27, 1951" (1 sheet), *on condition* that the street wall of the building along 53rd street shall be continued across the proposed court along the lot line; that no deliveries shall be made from the building on East 53rd street; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the carrying up of partitions, which may be adjusted to suit tenants' requirements, to the underneath side of the roof boarding; that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

317-51-BZ

APPLICANT—Loshen and Lazarus, for Pracon Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21, 19-B and 7e of the zoning resolution, to permit in a residence use, E and F area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the zoning resolution as to side and rear yards, and set-backs; and with parking and garage spaces as calculated for the development as a unit instead of individual buildings.

PREMISES AFFECTED—251-02 to 251-04, 251-08 to 251-26, 252-02 to 252-04, 252-08 to 252-34 and 253-02 to 253-04 58th avenue; 251-01 to 251-23, 252-01 to 252-03, 252-09 to 252-25, 252-27 to 252-49, 252-51 to 252-63 and 253-01 to 253-03 60th avenue; 58-03 to 58-15, 58-19 to 58-33 and 58-37 to 58-51 251st street (Block 8349, Lot 36); 249-04 to 249-38 and 249-42 to 249-54 57th avenue; 249-23 to 249-57 and 249-61 to 249-63 60th avenue; 58-02 to 58-20, 58-22 to 58-32 and 58-34 to 58-52 251st street; 57-01 to 57-03, 57-06 to 57-21, 57-23 to 57-33, 57-35 to 57-49 and 57-53 to 57-55 Marathon parkway (Block 8337, Lot 1); 249-04 to 249-06, 249-10 to 249-28, 249-30 to 249-40, 249-32 to 249-60 and 249-64 to 249-66 60th avenue; 249-01 to 249-03, 249-05 to 249-39 and 249-43 to 249-45 61st avenue; 60-06 to 60-12, 60-16 to 60-36 and 60-54 to 60-60 251st street; 60-01 to 60-03, 60-09 to 60-35 and 60-39 to 60-41 Marathon parkway (Block 8353, Lot 1); 251-02 to 251-20, 252-02 to 252-04, 252-08 to 252-26, 252-28 to 252-38, 252-40 to 252-54, 253-02 to 253-04, 253-08 to 253-22, 253-26 to 253-28, 253-32 to 253-42 and 254-04 to 254-06 60th avenue; 251-01 to 251-25, 251-27 to 251-45, 251-47 to 251-57, 251-59 to 251-77, 253-01 to 253-17, 253-21 to 253-23 and 253-27 to 253-41 61st avenue; 60-05 to 60-11, 60-15 to 60-33, 60-35 to 60-41, 60-31 to 60-69 and 60-43 to 60-61 251st street (Block 8358, Lot 1); 256-14 to 256-1

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60th avenue; 255-15 to 255-37 61st avenue; 60-02 to 60-04, 60-08 to 60-22, 60-24 to 60-38, 60-40 to 60-54 and 60-58 to 60-60 Little Neck parkway; 60-62 to 60-12 256th street (Block 8359, Lot 6) 255-03 to 255-28 61st avenue; 61-03 to 61-05, 61-09 to 61-35 and 63-01 to 63-03 255th street; 61-02 to 61-04, 61-08 to 61-40 and 61-44 to 61-52 Little Neck parkway (Block 8367, Lot 2), 251-02 to 251-12, 251-14 to 251-24, 251-26 to 251-32, 251-34 to 251-64, 253-02 to 253-04 and 253-46 to 253-54 61st avenue; 252-01 to 252-37, 252-41 to 252-75 and 252-79 to 252-81 63rd avenue; 61-05 to 61-17 51st street; 61-04 to 61-34 255th street (Block 8363, Lot 1); 249-06 to 249-16, 249-20 to 249-38, 251-02 to 251-04 and 251-10 to 251-12 63rd avenue; 249-03 to 249-05 and 249-09 to 249-33 63rd drive; 63-02 to 63-20 252nd street and 63-05 to 63-27 Marathon parkway (Block 8373, Lot 2); 252-14 to 252-50 and 252-36 to 252-82 63rd avenue, 63-05 to 63-25 252nd street and 63-02 to 63-10 255th street (Block 8375, Lot 1), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus and Edward Praver.

For Opposition: Victor D. Werner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (317-51-BZ)

WHEREAS, Loshen and Larzarus, for Pracon Realty Corp., owner, filed May 3, 1951, an application under sections 21, 19-B and 7e of the zoning resolution, to permit in a residence use, E and F area district, more than one building on a lot by the erection of a two-story garden apartment development, not in conformity with the area district requirements of the zoning resolution as to side and rear yards and setbacks; with parking and garage spaces as calculated for the development as a unit instead of individual buildings; affecting premises 251-02 to 251-04, 251-08 to 251-26, 252-02 to 252-04, 252-08 to 252-34 and 253-02 to 253-04 58th avenue; 251-01 to 251-23, 252-01 to 252-03, 252-09 to 252-25, 252-27 to 252-49, 252-51 to 252-63 and 253-01 to 253-03 60th avenue; 58-03 to 58-15, 58-19 to 58-33 and 58-37 to 58-51 251st street (Block 8349, Lot 36); 249-04 to 249-38 and 249-42 to 249-54 57th avenue; 249-23 to 249-57 and 249-61 to 249-63 60th avenue; 58-02 to 58-20, 58-22 to 58-32 and 58-34 to 58-52 251st street; 57-01 to 57-03, 57-06 to 57-21, 57-23 to 57-33, 57-35 to 57-49 and 57-53 to 57-55 Marathon parkway (Block 8337, Lot 1); 249-04 to 249-06, 249-10 to 249-28, 249-30 to 249-40, 249-32 to 249-60 and 249-64 to 249-66 60th avenue; 249-01 to 249-03, 249-05 to 249-39, and 249-43 to 249-45 61st avenue; 60-05 to 60-11, 60-06 to 60-12, 60-16 to 60-36 and 60-54 to 60-60 251st street; 60-01 to 60-03, 60-09 to 60-35 and 60-39 to 60-41 Marathon parkway (Block 8353, Lot 1); 251-02 to 251-20, 252-02 to 252-04, 252-08 to 252-26, 252-28 to 252-38, 252-40 to 252-54, 253-02 to 253-04, 253-08 to 253-22, 253-26 to 253-28, 253-32 to 252-42 and 254-04 to 254-06 60th avenue; 251-01 to 251-25, 251-27 to 251-45, 251-47 to 251-57, 251-59 to 251-77, 253-01 to 253-17, 253-21 to 253-23 and 253-27 to 253-41 61st avenue; 60-15 to 60-33, 60-35 to 60-41, 60-31 to 60-69 and 60-43 to 60-61 251st street (Block 8358, Lot 1); 256-14 to 256-16 60th avenue; 253-15 to 255-37 61st avenue; 60-02 to 60-04, 60-08 to 60-22, 60-24 to 60-38, 60-40 to 60-54 and 60-58 to 60-60 Little Neck parkway; 60-02 to 60-12 256th street (Block 8359, Lot 6); 255-02 to 255-28 61st avenue; 61-03 to 61-05, 61-09 to 61-35 and 63-01 to 63-03 255th street; 61-02 to 61-04, 61-08 to 61-40 and 61-44 to 61-52 Little Neck parkway (Block 8367, Lot 2); 251-02 to 251-12, 251-14 to 251-24, 251-26 to 251-32, 251-34 to 251-64, 253-02 to 253-04 and 253-46 to 253-54 61st avenue; 252-01 to 252-37, 252-41 to 252-75 and 252-79 to 252-81 63rd avenue; 61-05 to 61-17 251st street; 61-04 to 61-34 255th

street (Block 8363, Lot 1); 249-06 to 249-16, 249-20 to 249-38, 251-02 to 251-04 and 251-10 to 251-12 63rd avenue; 249-03 to 249-05 and 249-09 to 249-33 63rd drive; 63-02 to 63-20 252nd street and 63-05 to 63-27 Marathon parkway (Block 8373, Lot 2); 252-14 to 252-50 and 252-36 to 252-82 63rd avenue, 63-05 to 63-25 252nd street and 63-02 to 63-10 255th street (Block 8375, Lot 1), Douglaston, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 12, 1951, after due notice by publication in the Bulletin; laid over to June 26, 1951, for applicant to submit plan of lots to the Borough Superintendent—hearing closed—premises to be inspected and for decision; then laid over to July 17, 1951, for inspection and decision without further argument; then laid over to July 20, 1951, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that Little Neck parkway, Marathon parkway, 255th street, 61st avenue, 63rd avenue, 63rd road and the site are in a residence use, E and F area, $\frac{1}{2}$ times height district; 57th avenue, 60th avenue and 251st street are in a residence use, E area, $\frac{1}{2}$ times height district; 251st street and 252nd street are in a residence use, F area, $\frac{1}{2}$ times height district; and

WHEREAS, the decision of the borough superintendent, dated April 16, 1951, acting on N.B. Applics. 160 to 229-51, inclusive, reads:

"#3. The erection of more than one building on a lot is contrary to Article 1, sect. 5 of zoning resolution.

#4. Provide parking or garage space for each family as per sect. 19B of zone resolution.

#5. Provide side yards, rear yards & set backs for F & res. E district as per sect. 15 of zone resolution and section 16 of zone resolution.

The above objections apply to N.B. Applics. 160 to 229-51, inclusive."

and

WHEREAS, the applicant states that the premises consist of plots 336.20 ft. frontage by 571.39 ft. in depth; 426.35 ft. frontage by 620.12 ft. in depth; 563.92 ft. frontage by 645.35 ft. in depth; 931.52 ft. frontage by 641.86 ft. in depth; 317.75 ft. frontage by 515.88 ft. in depth; 980 ft. frontage by 460 ft. in depth; 404.51 ft. frontage by 815.03 ft. in depth; 503.39 ft. frontage by 362.35 ft. in depth; 729.93 ft. frontage by 314.86 ft. in depth, all irregular, presently vacant; that it is proposed to develop the premises with a group of attached two-story class 4 dwelling units erected so as to form a garden type apartment development with no more than two families using any one staircase; that the development will have its accessory garages, open air parking spaces, play areas, drying areas, storage rooms and carriage rooms; and

WHEREAS, the applicant contends, as to the objection of the borough superintendent relative to the erection of more than one building on a lot, that the proposed dwellings will be so located, arranged and occupied and subject to a single mortgage for each group as to come within the intent of the zoning law, since the Federal Housing regulations and the financing arrangements will be such that no building in any one group can be sold separately; that since the objection of the borough superintendent is purely a technical one and since the proposed development is designed with the purpose of preserving a single ownership, it is felt that the provisions of the zoning resolution should be modified by the Board to permit the erection of more than one building on a lot; that as to the omission of the rear yards, it is requested that the Board grant a variance of the provisions of section 21 on the grounds of practical difficulty and unnecessary hardship; that the rear yards will conform with the requirements of the zoning resolution except for the corner dwellings in each building unit which will not have the required rear yard by reason of the fact that these corner dwellings will be back to side with the next adjoining dwellings and cannot for practical purposes be provided with rear yards individually;

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that these dwellings will have light and air provided by the large open spaces which will remain unoccupied on all sides of the dwelling units; that as to the objection relative to the omission of the side yards for the individual dwellings on the portion of the premises within the F area district, it is requested that the Board grant a variance on the grounds of practical difficulty and unnecessary hardship; that every dwelling will have adequate light and air inasmuch as the development is planned to use far less of the site than the minimum area permitted; that in addition to the other plans submitted, the site plan has had imposed upon it theoretical lot lines for each group of buildings, showing that each group complies with the requirements as to the area coverage, yards and courts as if they were multiple dwellings; that as to the requirement that individual garages be provided, the number of garages and open air parking spaces proposed to be provided for the development will be in compliance with the provisions of section 19b with the exception that in some instances the buildings will not have garages or off-street parking space actually provided within the lot upon which the building will be erected; that for the 1408 apartments involved, there will be provided a total of 477 garages and 741 parking spaces, making a total provision of 1218 spaces; that the percentage of parking spaces and garages to the total number of apartments is in excess of 86%, and that this is a very high percentage of automobile storage space for a project of this type and size; that if in any particular instance there are insufficient garages or off street parking spaces for the occupants of any particular group of buildings, adequate space will be available in adjacent units; that this would be in conformance with the provisions of section 19b, since a deficiency garage or off-street parking space is permitted to be provided by the installation of such space within 1000 feet; that considering the entire development as a whole, it is respectfully submitted that the provisions for garages and parking space is adequate; and

WHEREAS, in the opinion of the Board these buildings can be considered multiple dwellings for the purpose of applying the area district regulations of the zoning resolution, although not examined as such by the borough superintendent; and

WHEREAS, the Board deems that this is a proper application for consideration under Section 19B (d) of the zoning resolution as to the requirements for parking or garage space for each family; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* of the zoning resolution and that the application be and it hereby is *granted* as to Objection 4, relating to N.B. Applications 160-229/51, inclusive, under Section 19B (d), to permit the reduction in the number of individual garages and parking spaces, substantially as proposed and shown on plans filed with this application, marked "Received May 3, 1951" (60 sheets), "May 15, 1951" (1 sheet—area plan) and "June 26, 1951" (1 sheet, site plan showing division of entire area into lots); and, *granted* as to Objections 3 and 5, relating to N.B. Applications 160-229/51, inc., provided that each building has a continuous roof over a group of sections containing maisonette apartments, as indicated on site plan, for the purpose of compliance with the area district regulations of the zoning resolution as cited; and, provided further that there shall be erected and maintained woven wire fencing of the chain link type with anchored steel posts on all property lines except street lines to a height of not less than five feet; that where facilities such as parking, garages, drying areas, play areas and garbage collection points and similar services occur, they shall be removed from the lot line a distance of ten feet and screen planting of suitable material shall be maintained within five feet of such fencing; that all garages and garbage collection points shall have all entrances thereto faced toward the project and away from adjoining residential premises whether now built on or not; that on parking areas all cars shall be so parked as to face away from adjoining residential premises; that to effectuate this requirement adequate non-illuminated signs shall be provided; that the

construction of streets, sidewalks, sewers and other street services shall be completed to the satisfaction of the Borough President; that the coverage, general arrangement and landscaping shall be maintained as proposed and shown and as herein required; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

343-51-BZ

APPLICANT—Loshen and Lazarus, for Norqueen Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 19-B of the zoning resolution, to permit in a residence use, F and G area district, more than one building on a lot by the erection and maintenance of a two story garden apartment development not in conformity with the area district requirements of the zoning resolution as to side and rear yards and setbacks in the F area district, and the erection of dwellings for more than one family and as to rear and side yards and setbacks in the G area district; and with parking and garage space as calculated for the development as a unit instead of individual buildings.

PREMISES AFFECTED—56-08 to 56-28, 57-02 to 57-04, 57-10 to 57-60 and 57-64 to 57-66 244th street, 242-05 to 242-19 and 242-31 to 242-73 61st avenue and 56-03 to 56-33 Douglas parkway; 242-06 to 242-28, 242-36 to 252-58 and 242-66 to 242-68 Horace Harding boulevard (Block 8276, Lot 2); 244-02 to 244-16, 244-24 to 244-48, 246-02 to 246-28 and 246-32 to 246-46 57th drive; 244-01 to 244-03 and 244-09 to 244-35 61st avenue and 57-31 to 57-65 244th street (Block 8276, Lot 10); 244-07 to 244-25, 246-59 to 246-67, 246-65 to 246-71 and 246-75 to 246-77 57th drive; 245-03 to 245-15 61st avenue; 57-01 to 57-03, 57-07 to 57-31, 57-35 to 57-61, 57-65 to 57-83, 57-87 to 57-89, 58-01 to 58-45, 58-49 to 58-63 and 58-67 to 58-69 246th crescent; 244-08 to 244-10 and 244-20 to 244-42 Horace Harding boulevard; 56-07 to 56-25 244th street (Block 8276, Lot 20); 246-11 to 246-43 57th drive; 57-02 to 57-04, 57-10 to 57-26, 57-30 to 57-62, 57-62, 57-66 to 57-86, 58-40 to 58-64 and 68-68 to 58-70 246th crescent (Block 8276, Lot 30); 245-02 to 245-04 and 245-14 to 245-40 61st avenue; 245-01 to 245-17, 245-39 to 245-45, 245-49 to 245-71 and 245-76 to 245-89 62nd avenue; 61-05 to 61-21 245th place (Block 8305, Lot 10); 244-90 to 244-98 61st avenue; 245-02 to 246-16 62nd avenue; 61-06 to 61-28 245th place (Block 8306, Lot 4), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Opposition: Victor D. Werner and Herman N. Schwartz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (343-51-BZ)

WHEREAS, Loshen and Lazarus, for Norqueen Realty Corporation, owner, filed May 17, 1951 an application under sections 21 and 19B of the zoning resolution, to permit in a residence use, F and G area district more than one building on a lot by the erection and maintenance of a two-story garden apartment development not in conformity with the area district requirements of the zoning resolution as to side and rear yards and set backs in the F area district, and the erection of dwellings for more than one family, and as to rear and side yards and setbacks in the G area use district; with parking and garage space as calculated for

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the development as a unit instead of individual buildings, affecting premises 56-08 to 56-28, 57-02 to 57-04, 57-10 to 57-60 and 57-64 to 57-66 244th street, 242-05 to 242-19 and 242-31 to 242-73 61st avenue and 56-03 to 56-33 Douglas parkway; 242-06 to 242-28, 242-36 to 242-58 and 242-66 to 242-68 Horace Harding boulevard (Block 8276, Lot 2); 244-02 to 244-16, 244-24 to 244-48, 246-02 to 246-28 and 246-32 to 246-46 57th drive; 244-01 to 244-03 and 244-09 to 244-35 61st avenue and 57-31 to 57-65 244th street (Block 8276, Lot 10); 244-07 to 244-25, 246-59 to 246-61, 246-65 to 246-71 and 246-75 to 246-77 57th drive; 246-03 to 245-15 61st avenue; 57-01 to 57-03, 57-07 to 57-31, 57-35 to 57-61, 57-65 to 57-83, 57-87 to 57-89, 58-01 to 58-45, 58-49 to 58-63 and 58-67 to 58-69 246th crescent; 244-08 to 244-10 and 244-20 to 244-42 Horace Harding boulevard; 56-07 to 56-25 244th street (Block 8276, Lot 20); 246-11 to 246-43 57th drive; 57-02 to 57-04, 57-10 to 57-26, 57-30 to 57-62, 57-66 to 57-86, 58-40 to 58-64 and 58-68 to 58-70 246th crescent (Block 8276, Lot 30); 245-02 to 245-04 and 245-14 to 245-40 61st avenue; 245-01 to 245-17, 245-39 to 245-45, 245-49 to 245-71 and 245-76 to 245-89 62nd avenue; 61-05 to 61-21 245th place (Block 8305, Lot 10); 244-90 to 244-98 61st avenue; 245-02 to 246-16 62nd avenue; 61-06 to 61-28 245th place (Block 8306, Lot 4), Douglaston, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 26, 1951, after due notice by publication in the Bulletin; laid over to July 17, 1951, for inspection and decision without further argument; then laid over to July 20, 1951, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, F and G area and class $\frac{1}{2}$ height district; and

WHEREAS, the decision of the borough superintendent, dated May 16, 1951 acting on N.B. Applics. 1182 to 1195/51, inclusive and N.B. 1200 to 1208/51, inclusive, N.B. 1211/51; N.B. 1213/51 and N.B. 1215/51 to 1224/51, inclusive, reads:

"1. The erection of more than one building on a lot is contrary to art. 1, section 5 of Zone Resolution.

"4. Provide parking or garage space as per Sect. 19B of Zone Res.

"5. Provide rear yards, side courts and setbacks for Res. F. district as per Section 16 of Zone Resolution."

N.B. Applications 1196 to 1199/51 inc., N.B. 1209 to 1210/51; N. B. 1212/51 and N.B. 1214/51, have the following objections:

"1. The erection of more than one building on a lot is contrary to Art. 1, section 5 of Zone Resolution.

"4. Provide parking or garage space as per Sect. 19B of Zone Resolution.

"5. Provide rear yards, side courts and setbacks for Res. F. district, as per Section 16 of Zone Resolution.

"6. The erection of dwellings within G zone for more than one family is contrary to section 16B of zone resolution.

"7. Provide side yards, front setbacks and rear yards for Res. G zone resolution."

nd

WHEREAS, the applicant states that the premises consist of plot, 1841.30 and 624.24 ft. frontage, by 840 and 676.20 ft. in depth (irregular), presently vacant; that it is proposed to develop the premises with a group of attached two-story class 4 dwelling units erected so as to form a garden type apartment development with no more than two families sharing any one staircase; that the development will have its accessory garages, open air parking spaces, play areas, drying areas, storage rooms and carriage rooms; that upon completion, the premises will be operated as a cooperative non-profit development occupied by veterans of World War I; and

WHEREAS, the applicants contend, as to the objection of the borough superintendent relative to the erection of more than one building on a lot, that the proposed dwellings will be so located, arranged and occupied and subject to a single

mortgage for each group as to come within the intent of the zoning law, since the federal housing regulations and the financing arrangements will be such that no building in any one group can be sold off separately; that since the objection of the borough superintendent is purely a technical one, it is felt that the provisions of the zoning resolution should be modified by the Board to permit the erection of more than one building on a lot; that as to the omission of the rear yards, it is requested that a variance be granted under section 21; that the rear yards will conform with all requirements except for the corner dwellings in each building unit which will not have the required rear yard because these corner dwellings will be back to side with the next adjoining dwellings and cannot for practical purposes be provided with rear yards individually, but that these dwellings will share in the light and air provided by the large open spaces which will remain unoccupied on all sides of the dwelling units; that as to the objection relative to omission of side yards for individual dwellings, on the portion of the premises within the F area district, it is requested that a variance be granted on the grounds of practical difficulty and unnecessary hardship; that every dwelling will have adequate light and air as the development is planned to use far less of the site than the minimum area permitted; that as to the objections relative to the erection of dwellings within a G zone for more than one family and to provide side yards, front setbacks and rear yards in the G zone portion, it is requested that a variance be granted as the total portion of the development in G zone is only a very small fraction of the entire site; that it is on Horace Harding boulevard, which is heavily travelled and is soon to be made into a super highway and is close to a sand pit; that all of the frontage on the opposite side of Horace Harding boulevard facing the G zone portion of the site is vacant; that all of the opposite frontage for a depth of 100 ft. is proposed to be taken in the widening of Horace Harding boulevard for the proposed super highway so that the street in front of the G zone portion will be approximately 260 ft. wide; that a variance under these circumstances with regard to the G zone cannot adversely affect any owners of neighboring property, the property to the south and east of the G zone being part of the site and zoned F; that the site plan has had imposed upon it theoretical lot lines for each group of buildings showing that each group complies with requirements as to area coverage, yards and courts as if they were multiple dwellings; that as to the requirement that individual garages be provided, the number of garages and open air parking spaces proposed to be provided will be in compliance with the provisions of section 19b with the exception that in some individual instances the buildings will not have garages or off-street parking space actually provided within the lot upon which the building will be erected; that for the 816 apartments involved there will be a total of 307 garages and 308 parking spaces; that the percentage of parking spaces and garages to the total number of apartments is in excess of 75% which is very high for a project of this type and size; that if in any particular instance there are insufficient garages or off-street parking spaces for any particular group of buildings, adequate space will be available in adjacent units; and

WHEREAS, in the opinion of the Board these buildings can be considered multiple dwellings for the purpose of applying the area district regulations of the zoning resolution, although not examined as such by the borough superintendent; and

WHEREAS, in the opinion of the Board, in view of the proposed widening of Horace Harding boulevard and the absence of any other residential development at this point and the unlikelihood that private one-family dwellings would be erected fronting on the proposed 260 ft. wide traffic artery, it would be an unnecessary hardship to require that the strict requirements of a G area district should be complied with; and

WHEREAS, the Board deems that this is a proper application for consideration under Section 19B (d) of the zoning resolution as to the requirements for parking or garage space for each family; and

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WHEREAS, the premises and surrounding area have been inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby make a variation of the zoning resolution and that the application be and it hereby is granted as to Objection 4, relating to N.B. Applications 1182 to 1224/51, inclusive, under Section 19B (d), to permit for reduction in the number of individual garages and parking spaces, substantially as proposed and shown on plans filed with this application, marked "Received May 17, 1951" (40 sheets) and "June 26, 1951" (1 sheet, site plan showing division of entire area into lots); and granted as to Objections 1 and 5, relating to N.B. Applications 1182 to 1224/51, inc., provided that each building has a continuous roof over a group of sections containing maisonette apartments, as indicated on site plan marked "Received June 26, 1951" and shall be located on its own lot, as indicated on such site plan, for the purpose of compliance with the area district regulations of the zoning resolution as cited; and, granted under section 21, as to Objections 6 and 7, relating to N.B. Applications 1196 to 1199, 1209, 1210, 1212 to 1214/51, inclusive, that in the areas zoned as G area district, multi-family dwellings may be constructed as proposed and shown fronting on Horace Harding boulevard, provided the front yards for each building under a continuous roof shall be not less than twenty ft. and the side and rear yards shall comply for each such building with the requirements of an F area district; and, provided further, that there shall be erected and maintained woven wire fencing of the chain link type with anchored steel posts on all property lines except street lines to a height of not less than five ft.; that where facilities such as parking, garages, drying areas, play areas and garbage collection points and similar services occur, they shall be removed from the lot line a distance of ten ft. and screen planting of suitable material shall be maintained within five ft. of such fencing; that all garages and garbage collection points shall have all entrances thereto faced toward the project and away from adjoining residential premises; that to effectuate this requirement adequate non-illuminated signs shall be provided; that the construction of streets, sidewalks, sewers and other street services shall be completed to the satisfaction of the Borough President; that the coverage, general arrangement and landscaping shall be maintained as proposed and shown as herein required; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS.

152-51-A

APPLICANT—Paul Friedman, for Mollie Okun, owner.

SUBJECT—Application (decision of the borough superintendent) filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of sections 28 and 245 of the Multiple Dwelling Law—re required open spaces.

PREMISES AFFECTED—1601-1603 Quentin road, north-east corner of East 16th street (1st floor); (Block 6779, Lots 50 and 51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 18, 1951, at 10 A.M. for applicant to file revised plans and for further consideration.

129-51-A

APPLICANT—Jacob W. Sherman, for Robert Powers, Georgianna Goerke, Kings County Trust Co., trustee for Estate of George A. Powers, owners (Ben Tucker's Hudson Bay Fur Co., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—555 Fulton street, north side, 83 ft. east of Bond street and 557 Fulton street, north side, 103 ft. east of Bond street (Block 2093, Lots 30 and 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob W. Sherman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (129-51-A)

WHEREAS, Jacob W. Sherman, for Robert Powers, Georgianna Goerke, Kings County Trust Co., trustee for Estate of George A. Powers, owners (Ben Tucker's Hudson Bay Fur Co., lessee), filed January 31, 1951, an appeal from a decision of the borough superintendent, affecting premises 555 Fulton street, north side, 83 ft. east of Bond street and 557 Fulton street, north side, 103 ft. east of Bond street (Block 2093, Lots 30 and 31), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated January 2, 1951, on Alt. Applic. 3470/50, affecting 555 Fulton street reads:

"1. Egress from building does not comply with the requirements of C26.292.0 in the following respects:

"a. Stairs are not 3'-8" wide throughout (6.4.1.1)

"b. Stairs do not lead in a continuous enclosure directly to the roof (6.4.1.11)

"2. Door from stairway to be 3'-8" wide (6.2.1)

"Note: The restaurant located in the cellar was the subject of a B. or S. & A. variation under Cal. 445-40-A and Cal. 445-40-A—Vol. II."

and

WHEREAS, the decision of the borough superintendent, dated January 2, 1951, on Alt. Applic. 3471/50, affecting 557 Fulton street, reads:

"1. Egress from building does not comply with the requirements of C26.292.0 in the following respects:

"a. Stairs are not 3'-8" wide throughout (6.4.1.1)

"b. Stair is not enclosed and fire retarded in a continuous enclosure as per 6.4.1.8.1

"c. Stairs do not lead in a continuous enclosure directly to the street (6.4.1.11)

"d. Stairs do not lead in a continuous enclosure directly to the roof (6.4.1.11)

"Note: This building was the subject of a B. of S. & A. variation under Cal. 307-45-A. No work was done under this variation."

and

WHEREAS, the applicant states that the building is 3 stories and attic, 40 ft. in height, 40 ft. 6 in. front by 85 ft. and 101 ft. in area, Class 3 construction, erected in 1871, located in a restricted retail use, B area, Class 2 height district; used and occupied as follows: No. 555 Fulton Street, occupied since 1940 as follows: cellar—restaurant and boilerroom, 74 persons; 1st floor, store, 15 persons; 2nd and 3rd floors—vacant; attic, unused; 557 Fulton Street, used since 1934: cellar—storage and boiler room; 1st floor, retail fur store, 50 persons; 2nd floor, retail fur store, 50 persons; 3rd floor, storage, 0 persons; attic—unused; proposed to be used and occupied as follows: 555 Fulton St.—cellar—restaurant and boilerroom, 74 persons; 1st floor, store, 15 persons; 2nd floor, showroom retail store, no persons; 3rd floor, storage, 0 persons attic—unused; No. 557—cellar—storage and boilerroom, 0 persons; 1st floor, retail fur store, 50 persons; 2nd floor, showroom retail store and tailors' room, 40 persons; 3rd floor, storage, 0 persons; attic—unused; that there is one interior wood stairs in each building, unenclosed, 3 ft. and 3 ft. 10 in. width, respectively; that stairs of #555 run from street to attic and in #557 from

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cellar to attic; stairhall in #555 leads to street; there is a party wall fire escape on the DeKalb avenue front extending to street by ladder; and

WHEREAS, the applicant contends that #555 Fulton Street was altered under Alt. 4224/38 and Certificate of Occupancy #98486 issued in 1940, permitting the following use and occupancy: cellar, restaurant and boilerroom, 74 persons; 1st floor, store, 5 persons; 2nd and 3rd floors, showrooms, number of persons unstated; that the restaurant in cellar was the subject of action by the Board under Cal. 445-40-A, Vol. II; Certificate of Occupancy #98486 was superseded by certificate issued September 15, 1950, under Alt. 3501/49 permitting the following use and occupancy: cellar, restaurant and boilerroom, 74 persons; 1st floor, store, 15 persons; 2nd and 3rd floors vacant; that this building is provided with a 3 ft. 4 in. wide interior wood stairs, enclosed in a fire-retarded partition on the first floor, leading directly to street; the upper floors have a 3 ft. wide wood stair not enclosed, with one-hour partitions; that there is a scuttle to the pitched roof from the attic space and a party wall type fire escape on the DeKalb avenue front, connected with #557 Fulton Street; that #557 Fulton Street was erected for stores on the 1st floor, lofts on the 2nd and 3rd floors; that it has been used since 1936, as follows: cellar, storage and boilerroom, no occupants; 1st floor, retail fur store, 50 persons; 2nd floor, storage and tailors room (for altering coats sold on 1st floor) 5 persons; 3rd floor, vacant; attic, unused; that this building was subject to action by the Board under Cal. 307-45-A and no work was done under the variance granted by the Board, since the owner did not occupy the upper floors; that this building is provided with one unenclosed wood stairs, 3 ft. 10 in. in wide to 2nd floor and 3 ft. wide to attic; cellar stairs enclosed with fireproof blocks and equipped with fireproof, self-closing doors; that there is a scuttle to the pitched roof from the attic space and a party wall type fire escape on the DeKalb avenue front, connected with #555 Fulton street with a drop ladder to street; that floors to be used are framed with 3 in. by 14 in. wood beams 20 in. on centers and are adequate for the required liveloads; and

WHEREAS, the applicant states it is proposed under Alterations 3470 and 3471/50 to combine both buildings by cutting openings in the party wall on the 2nd and 3rd and attic floors and to use the 2nd floor for showroom and retail store and the 3rd floor for storage; that it is proposed to enclose the interior stair in #555 Fulton street with fire-retarded enclosure, equipped with fireproof, self-closing doors on the 2nd and 3rd floors; the skylight shaft from 2nd floor ceiling to roof in #555 will be fire-retarded; that it is also proposed to protect all openings in the party wall with 3-hour fireproof door assemblies, even though the combined area of both buildings is less than 4,000 sq. ft. and the Building Code does not require such protection; and

WHEREAS, the applicant contends that the Board is requested to exercise its discretionary power to modify the decisions of the Borough Superintendent for the following reasons: as to #555 Fulton Street, Objections 1a and 2, in view of the fact this building is only about 1530 sq. ft. in area and will be separated from the adjoining building by 3-hour test fireproof self-closing doors; the occupancy above the first floor is less than 50 persons; it is requested that the 3 ft. wide stairs and doors be permitted; that as to Objection 1b, that the stairs of this building is now enclosed on the first floor and the present open stairs will be enclosed with fire-retarded partitions on the 2nd and 3rd floors; that there is now an unused attic space above the 3rd floor and the roof has a pitch of 15% with a 30 in. by 30 in. scuttle opening 4 ft. above the attic floor; that it is therefore requested that this condition be accepted in lieu of extending the stair enclosure to the roof; and contends as to #557 Fulton street, specifically as to Objection 1a, that as this building is only 1958 sq. ft. in area between brick walls, the stairs from 2nd to 1st floor is 3 ft. 10 in. wide, the occupancy of the 2nd floor will be less than 50 persons; that the 3rd floor will have no occupancy and the attic will be unused; as to Objections 1b, c and d, that the risks peculiar to this business require that all customers be kept

in sight at all times so as to prevent thievery; that it would therefore be impractical to install a continuous stair enclosure leading directly to the street; that since the stairs now terminate at street level and the center of the store which extends from street to street with a pair of 2 ft. 6 in. doors at either end and there is an attendant at each exit and since additional egress facilities will be provided by new horizontal exits in the party wall on all floors above the first it is requested that this condition be accepted; that the attic space will be unused and the roof has a pitch of 15% with a 30 in. by 30 in. scuttle opening about 4 ft. above the attic floor; that it is requested that the means of egress be accepted as proposed in lieu of strict compliance with the Building Code; and

WHEREAS, the applicant states that the work proposed to be done as permitted by the Board under Cal. No. 307-45-A, in the resolution adopted December 4, 1945, was not carried out.

Resolved, that the decision of the borough superintendent, acting on Alt. Applications 3470 and 3471-50, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the extension of area occupied by the tenant to adjoining buildings, as proposed and as indicated on plans filed with this appeal marked "Received January 31, 1951, on condition that the buildings as to this proposed occupancy shall be arranged substantially as proposed and as indicated on plans filed with this appeal marked "Received January 31, 1951," 3 sheets; that the open stairway from the 2nd story to the 3rd story, where indicated as an open stairway, shall be enclosed at the 2nd floor with fire retarded partitions with a fireproof self-closing door leading thereto of not less than one hour test; that all exits and fire escapes, as shown on such plans, shall be maintained to the satisfaction of the borough superintendent; that any ventilating or refrigerating systems in the building shall be subject to permits issued by the fire commissioner, therefor and maintained to his satisfaction; that there shall be no access from this tenants space to spaces in these buildings occupied by other tenants; that the building shall not be increased in height or area; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the buildings and occupancies throughout shall comply with all laws rules and regulations applicable thereto, other than as modified by the Board under Cal. 445-40-A, Vols. 1 and 2.

318-51-A

APPLICANT—Loshen and Lazarus, for Pracon Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent (under section 35 of the General City Law, re bed of mapped streets and section 36 of the General City Law, re building not fronting on legal streets.

PREMISES AFFECTED—251-02 to 251-04, 251-08 to 251-26, 252-02 to 252-04, 252-08 to 252-34 and 253-02 to 253-04 58th avenue; 251-01 to 251-23, 252-01, to 252-03, 252-09 to 252-25, 252-27 to 252-49, 252-51 to 252-63 and 253-01 to 253-03 60th avenue; 58-03 to 58-15, 58-19 to 58-33 and 58-37 to 58-51 251st street (Block 8349, Lot 36), 249-04 to 249-38 and 249-42 to 249-54 57th avenue; 249-23 to 249-57 and 249-61 to 249-63 60th avenue; 58-02 to 58-20, 58-22 to 58-32 and 58-34 to 58-52 251st street; 57-10 to 57-03, 57-06 to 57-21, 57-23 to 57-33, 57-35 to 57-49 and 57-53 to 57-55 Marathon parkway (Block 8337, Lot 1); 249-04 to 249-06, 249-10 to 249-28, 249-30 to 249-40, 249-32 to 249-60 and 249-64, to 249-66 60th avenue; 249-01 to 249-03, 249-05 to 249-39 and 249-43 to 249-45 61st avenue; 60-06 to 60-12, 60-16 to 60-36 and 60-54 to 60-60 251st street; 60-01 to 60-03, 60-09 to 60-35 and 60-39 to 60-41 Marathon parkway (Block 8353, Lot 1); 251-02 to 251-20, 252-02 to 252-04, 252-08 to 252-26, 252-28 to 252-38, 252-40 to 252-54, 253-02 to 253-04, 253-08 to 253-22, 253-26 to 253-28, 253-32 to 253-42 and 254-04 to 254-

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06 60th avenue; 251-01 to 251-25, 251-27 to 251-45, 251-47 to 251-57, 251-59 to 251-77, 253-01 to 253-17, 253-21 to 253-23 and 253-27 to 253-41 61st avenue; 60-05 to 60-11, 60-15 to 60-33, 60-55 to 60-41, 60-31 to 60-69 and 60-43 to 60-61 251st street (Block 8358, Lot 1); 256-14 to 256-16 60th avenue; 255-15 to 255-37 61st avenue; 60-02 to 60-04, 60-08 to 60-22, 60-24 to 60-38, 60-40 to 60-54 and 60-58 to 60-60 Little Neck parkway; 60-02 to 60-12 256th street (Block 8359, Lot 6); 255-02 to 255-28 61st avenue; 61-03 to 61-05, 61-09 to 61-35 and 63-01 to 63-03 255th street; 61-02 to 61-04, 61-08 to 61-40 and 61-44 to 61-52 Little Neck parkway (Block 8367, Lot 2); 251-02 to 251-12, 251-14 to 251-24, 251-26 to 251-32, 251-34 to 251-64, 253-02 to 253-04, and 253-46 to 253-54 61st avenue; 252-01 to 252-37, 252-41 to 252-75, and 252-79 to 252-81 63rd avenue; 61-05 to 61-17 251st street; 61-04 to 61-34 255th street (Block 8363, Lot 1); 249-06 to 249-16, 249-20 to 249-38, 251-02 to 251-04 and 251-10 to 251-12 63rd avenue; 249-03 to 249-05 and 249-09 to 249-33 63rd drive; 63-02 to 63-20 252nd street and 63-05 to 63-27 Marathon parkway (Block 8373, Lot 2); 252-14 to 252-50 and 252-36 to 252-82 63rd avenue, 63-05 to 63-25 252nd street and 63-02 to 63-10 255th street (Block 8375, Lot 1), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus and Edward Praver.

For Opposition: Victor D. Werner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (318-51-A)

WHEREAS, Loshen and Lazarus, for Pracon Realty Corporation, owner, filed May 3, 1951, an application pursuant to Sections 35 and 36 of the General City Law and an appeal from the decision of the borough superintendent affecting premises 251-02 to 251-04, 251-06 to 251-26, 252-02 to 252-04, 252-08 to 252-34 and 253-02 to 253-04 58th avenue; 251-01 to 251-23, 252-01 to 252-03, 252-09 to 252-25, 252-27 to 252-49, 252-51 to 252-63 and 253-01 to 253-03 60th avenue; 58-03 to 58-15, 58-19 to 58-33 and 58-37 to 58-51 251st street (Block 8349, Lot 36); 249-04 to 249-38 and 249-42 to 249-54 57th avenue; 249-23 to 249-57 and 249-61 to 249-63 60th avenue; 58-02 to 58-20, 58-22 to 58-32 and 58-34 to 58-52 251st street; 57-01 to 57-03, 57-06 to 57-21, 57-23 to 57-33, 57-35 to 57-49 and 57-53 to 57-55 Marathon parkway (Block 8337, Lot 1); 249-04 to 249-06, 249-10 to 249-28, 249-30 to 249-40, 249-32 to 249-60 and 249-64 to 249-66 60th avenue; 249-01 to 249-03, 249-05 to 249-39 and 249-43 to 249-45 61st avenue; 60-05 to 60-11, 60-06 to 60-12, 60-16 to 60-36 and 60-54 to 60-60 251st street; 60-01 to 60-03, 60-09 to 60-35 and 60-39 to 60-41 Marathon parkway (Block 8353, Lot 1); 251-2 to 251-20, 252-02 to 252-04, 252-08 to 252-26, 252-28 to 252-38, 252-40 to 252-54, 253-02 to 253-04, 253-08 to 253-22, 253-26 to 253-28, 253-32 to 253-42 and 254-04 to 254-06 60th avenue; 251-01 to 251-25, 251-27 to 251-45, 251-47 to 251-57, 251-59 to 251-77, 253-01 to 253-17, 253-21 to 253-23 and 253-27 to 253-41 61st avenue; 60-15 to 60-33, 60-35 to 60-41, 60-31 to 60-69 and 60-43 to 60-61 251st street (Block 8358, Lot 1); 256-14 to 256-16 60th avenue; 255-15 to 255-37 61st avenue; 60-02 to 60-04, 60-08 to 60-22, 60-24 to 60-38, 60-40 to 60-54 and 60-58 to 60-60 Little Neck parkway; 60-02 to 60-12 256th street (Block 8359, Lot 6); 255-02 to 255-28 61st avenue; 61-03 to 61-05, 61-09 to 61-35 and 63-01 to 63-03 255th street; 61-02 to 61-04, 61-08 to 61-40 and 61-44 to 61-52 Little Neck parkway (Block 8367, Lot 2); 251-02 to 251-12, 251-14 to 251-24, 251-26 to 251-32, 251-34 to 251-64, 253-02 to 253-04 and 253-46 to 253-54 61st avenue; 252-01 to 252-37, 252-41 to 252-75 and 252-79 to 252-81 63rd

avenue; 61-05 to 61-17 251st street; 61-04 to 61-34 255th street (Block 8363, Lot 1); 249-06 to 249-16, 249-20 to 249-38, 251-02 to 251-04 and 251-10 to 251-12 63rd avenue; 249-03 to 249-05 and 249-09 to 249-33 63rd drive; 63-02 to 63-20 252nd street and 63-05 to 63-27 Marathon parkway (Block 8373, Lot 2); 252-14 to 252-50 and 252-36 to 252-82 63rd avenue, 63-05 to 63-25 252nd street and 63-02 to 63-10 255th street (Block 8375, Lot 1), Douglaston, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated April 16, 1951, acting on N.B. Applications 160 to 229-51 incl. reads:

"1. Secure approval of Board of Standards and Appeals for those buildings which do not face on a legal street as per Section 36 of the General City Law.

2. Secure approval of Board of Standards and Appeals for buildings in bed of mapped streets as per Section 35 of the General City Law.

6. Provide second means of exit as per Section C19-67 of the Administrative Code.

7. Party walls required to go to top of roof boards and provide complete separation for each building as per Section 4.1.3 of Building Code.

8. Attached frame buildings contrary to Sect. 4.1.3 and 4.2.1 of B.C."

and

WHEREAS, the applicant states that the premises consist of acreage located in a residence use, E and F area, class 1½ height district upon which it is proposed to erect a series of two-story frame two-family dwellings 20 ft. in height with accessory garages, open air parking, playgrounds, drying areas, etc. as more fully described under application for zoning variance filed under Cal. 317-51-BZ; and

WHEREAS, the applicant contends as to the objection of the borough superintendent as to the erection of attached dwellings that the proposed dwellings will be veneered on the exterior with 4 in. of masonry and each two-family dwelling unit will be separated by an 8 in. masonry wall from the foundation to the underside of the roof boarding; that this wall will be fire-stopped where it meets the roof boarding and where it meets the front and rear walls; that the objection of the borough superintendent, requiring a fire escape in accordance with Section C19-67.0 of the Administrative Code, applies to those dwellings which will have garages for more than two cars therein; that in no case will any dwelling unit have garage capacity in excess of three cars; that the use of all garage spaces will be limited to cars owned by the proprietary tenants in the development and no spaces will be rented out to a non-resident of the development; that the garage spaces within the dwellings will be constructed of masonry walls and their ceilings will be fire retarded; that there will be no connection between the garage spaces leading directly to the dwellings above; that as to the objection of the borough superintendent that some of the buildings will be within the bed of mapped streets, the Board is requested, under the powers granted to it by Section 35 of the General City Law to permit the erection of these buildings under such conditions as will inure to the benefit of the city; that however, no direct variance is requested as it is anticipated that an alteration map will have been approved by the City Planning Commission and adopted by the Board of Estimate prior to any action by the Board on this appeal; that as to objection that certain of the buildings do not face on a legal street, as required by Section 36 of the General City Law, it is contended that each group of buildings does face on a legal street; that the location of the buildings within each group and of each group of buildings has been suggested by the F.H.A. in order to achieve a pleasing architectural design; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decisions of the borough superintendent be and they hereby are modified and that the appeals be and it hereby is granted as to objections cited relating to N.B. Applications 160 to 229/51, inclusive, on condition, as to Objection 1, that under the powers vested in the Board

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under Section 36 of the General City Law where buildings as shown on site plan showing lots, filed with application 317-51-BZ and marked therein as "Received June 26, 1951," do not face directly on a mapped street, driveways or pedestrian walks shall be provided and maintained from such buildings leading directly to a mapped street; as to Objection 2, *withdrawn* in view of the action by the Board of Estimate amending the city map to accommodate this particular project; as to Objection 6, that a garage having not more than three car spaces may be constructed in any section of a building between masonry subdividing walls, as proposed and shown without a second means of exit; as to Objections 7 and 8, that the dwellings may have exterior walls constructed as shown with exterior veneering masonry of not less than 4 in. of brick; that two family sections shall be separated by an 8 in. masonry wall from the foundation to the under side of the roof boarding, properly firestopped and firestopped at its intersection with the exterior wall, as proposed and shown on typical wall detail drawing #8; that plans and drawings herein referred to are as referred to in resolution adopted this day under Cal. No. 317-51-BZ; that the arrangement, design, use and occupancy shall be as permitted herein and under such resolution and in all other respects shall comply with all laws, rules and regulations applicable thereto.

344-51-A

APPLICANT—Loshen and Lazarus, for Norqueen Realty Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent (under section 35 of the General City Law re bed of mapped streets and section 36 of the General City Law re buildings not fronting on legal streets).

PREMISES AFFECTED—56-08 to 56-28, 57-02 to 57-04, 57-10 to 57-60 and 57-64 to 57-66 244th street, 242-05 to 242-19 and 242-31 to 242-73 61st avenue and 56-03 to 56-33 Douglas parkway; 242-06 to 242-28, 242-36 to 242-58 and 242-66 to 242-68 Horace Harding boulevard (Block 8276, Lot 2); 244-02 to 244-16, 244-24 to 244-48, 246-02 to 246-28 and 246-32 to 246-46 57th drive; 244-01 to 244-03 and 244-09 to 244-35 61st avenue and 57-31 to 57-65 244th street (Block 8276, Lot 10); 244-07 to 244-25, 246-59 to 246-61, 246-65 to 246-71 and 246-75 to 246-77 57th drive; 245-03 to 245-16 61st avenue; 57-01 to 57-03, 57-07 to 57-31, 57-35 to 57-61, 57-65 to 57-83, 57-87 to 57-89, 58-01 to 58-45, 58-49 to 58-63 and 58-67 to 58-69 246th crescent; 244-08 to 244-10 and 244-20 to 244-42 Horace Harding boulevard; 56-07 to 56-25 244th street (Block 8276, Lot 20); 246-11 to 246-43 57th drive; 57-02 to 57-04, 57-10 to 57-26, 57-30 to 57-62, 57-66 to 57-86, 58-40 to 58-64 and 58-68 to 58-70 246th crescent (Block 8276, Lot 30); 245-02 to 245-04 and 245-14 to 245-40 61st avenue; 245-01 to 245-17, 245-39 to 245-45, 245-49 to 245-71 and 245-76 to 245-89 62nd avenue; 61-05 to 61-21 245th place (Block 8305, Lot 10); 244-90 to 244-98 61st avenue; 245-02 to 246-16 62nd avenue; 61-06 to 61-28 245th place (Block 8306, Lot 4), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Opposition: Victor D. Werner and Herman N. Schwartz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (344-51-A)

WHEREAS, Loshen and Lazarus, for Norqueen Realty Corporation, owner, filed May 17, 1951, an appeal from a decision of the borough superintendent, Department of Housing and Buildings, an application pursuant to Section 36 of the

General City Law, to permit the erection of buildings not fronting on mapped streets and an application pursuant to Section 35 of the General City Law, to permit the erection of buildings in the beds of mapped streets, affecting premises 56-08 to 56-28, 57-02 to 57-04, 57-10 to 57-60 and 57-64 to 57-66 244th street, 242-05 to 242-19 and 242-31 to 242-73 61st avenue and 56-03 to 56-33 Douglas parkway; 242-06 to 242-28, 242-36 to 242-58 and 242-66 to 242-68 Horace Harding boulevard (Block 8276, Lot 2); 244-02 to 244-16, 244-24 to 244-48, 246-02 to 246-28 and 246-32 to 246-46 57th drive; 244-01 to 244-03 and 244-09 to 244-35 61st avenue and 57-31 to 57-65 244th street (Block 8276, Lot 10); 244-07 to 244-25, 246-59 to 246-61, 246-65 to 246-71 and 246-75 to 246-77 57th drive; 246-03 to 245-15 61st avenue; 57-01 to 57-03, 57-07 to 57-31, 57-35 to 57-61, 57-65 to 57-83, 57-87 to 57-89, 58-01 to 58-45, 58-49 to 58-63 and 58-67 to 58-69 246th crescent; 244-08 to 244-10 and 244-20 to 244-42 Horace Harding boulevard; 56-07 to 56-25 244th street (Block 8276, Lot 20); 246-11 to 246-43 57th drive; 57-02 to 57-04, 57-10 to 57-26, 57-30 to 57-62, 57-66 to 57-86, 58-40 to 58-64 and 58-68 to 58-70 246th crescent (Block 8276, Lot 30); 245-02 to 245-04 and 245-14 to 245-40 61st avenue; 245-01 to 245-17, 245-39 to 245-45, 245-49 to 245-71 and 245-76 to 245-89 62nd avenue; 61-05 to 61-21 245th place (Block 8305, Lot 10); 244-90 to 244-98 61st avenue; 245-02 to 246-16 62nd avenue; 61-06 to 61-28 245th place (Block 8306, Lot 4), Douglaston, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated May 16, 1951, on N.B. Application 1182 to 1224/51, inclusive, reads:

"2. Secure approval of Board of Standards and Appeals as per section 36 of the General City Laws for those buildings which do not face on a legal street.

3. Secure approval of Board of Standards and Appeals as per section 35 of the General City Law for those buildings which are in the bed of mapped street.

8. Provide second means of exit from those buildings where garage space is provided for 3 cars as per section C19-67 of code of ordinances.

9. Proposed frame structures contrary to section 4-1-3 & 4-1-4 & 4-2-1 of B.C."

and

WHEREAS, the applicant contends that the objection of the Borough Superintendent as to the erection of attached dwellings is predicated on the provisions of the Administrative Building Code, which prohibits more than two attached frame dwellings; that the proposed dwellings will be veneered on the exterior with 4 in. of masonry and each two-family dwelling unit will be separated by an 8 in. masonry wall from the foundation to the underside of the roof boarding; that this wall will be firestopped where it meets the roof boarding and where it meets the front and rear walls; that the objection of the Borough Superintendent, requiring a fire escape in accordance with Section C19-67.0 of the Administrative Code, applies to those dwellings which will have garages for more than two cars therein; that in no case will any dwelling unit have garage capacity in excess of three cars; that the use of all garage spaces will be limited to cars owned by the tenants in the development and no spaces will be rented out to a non-resident; that the garage spaces within the dwellings will be constructed of masonry walls and their ceilings will be fire retarded; there will be no connection between the garage spaces leading directly to the dwellings above; that as to the objection of the Borough Superintendent that some of the buildings will be within the bed of mapped streets, the Board is requested, under the power granted by Section 35 of the General City Law to permit the erection of these buildings under such condition as will inure to the benefit of the City; that however, no direct variance is requested as it is anticipated that an alteration map will have been approved by the City Planning Commission and adopted by the Board of Estimate prior to any action by this Board on this appeal; that as to the objection that certain of the buildings do not face on a legal street as required by Section 36 of the General City Law, it is contended that each group of buildings does face on a legal street; that the location of the buildings within each

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group and of each group of buildings has been suggested and/or required by the Federal Housing Administration in order to achieve a pleasing architectural design; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decisions of the borough superintendent be and they hereby are *modified* and that the appeal be and it hereby is *granted* as to Objections cited relating to N.B. Application 1182 to 1224/51, inclusive, *on condition* as to Objection 2, that under the power vested in the Board under Section 36 of the General City Law where buildings as shown on site plan showing lots, filed with application 343-51-BZ and marked therein as "Received June 26, 1951," do not face directly on a mapped street, driveways or pedestrian walks shall be provided from each building leading directly to a mapped street; as to Objection 3, *withdrawn* in view of the action by the Board of Estimate amending the city map to accommodate this particular project; as to Objection 8, that a garage having not more than three car spaces may be constructed in any section of a building between masonry subdividing walls, as proposed and shown; without a second means of exit; as to Objection 9, that the dwellings may have exterior walls constructed as shown with exterior veneering masonry of not less than 4 in. of brick; that two family sections shall be separated by an 8 in. masonry wall from the foundation to the underside of the roof boarding, properly firestopped and firestopped at its intersection with the exterior wall, as proposed and shown on typical wall detail drawings; that plans and drawings herein referred to are as referred to in resolution adopted this day under Cal. No. 343-51-BZ; that the arrangement, design, use and occupancy shall be as permitted herein and under such resolution and all other respects shall comply with all laws, rules and regulations applicable thereto.

373-51-A

APPLICANT—Lama, Proskauer and Prober, for George E. Kriegler, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1583 Pitkin avenue, north side, 80 ft. east of Herzl street (Block 3495, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (373-51-A)

WHEREAS, Lama, Proskauer and Prober, for George E. Kriegler, owner, filed April 12, 1951, an appeal from a decision of the borough superintendent, affecting premises 1583 Pitkin avenue, north side, 80 ft. east of Herzl street (Block 3495, Lot 37), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated April 9, 1951, acting on Alt. Applic. 956-51, reads:

"1. Changing occupancy from residence to business use on 2nd floor in a frame bldg. is contrary to Section 2.1.3.5 and 4.1.2 B. Code.

3. Stairs from 2nd floor to lead direct to street and to be enclosed as per Sections 6.4.1.11 and 6.4.1.8.1. Building Code.

4. Two legal exits from cellar required, leading direct to street, as per Section 6.1.2.2.3 Bldg. Code."

and

WHEREAS, the applicant states that the existing building is 3 stories, 33 ft. in height, 20 ft. by 54 ft. 6 in. in area, of Class 4 construction, erected in 1903, on a lot 20 ft. by 70 ft. in area, now located in a business use, C area, Class 1 height district and used and occupied since 1903; cellar, boiler and

storage; 1st floor, store, 5 persons; 2nd floor, office and one-family dwelling, 5 persons; 3rd floor, one-family dwelling, 5 persons; that the building is proposed to be increased to one and three stories, 14 ft. and 33 ft. in height; 20 ft. by 70 ft. in area at 1st floor, 20 ft. by 54 ft. 6 in. area at second and 3rd floor and to be used and occupied: cellar, boiler room; 1st floor, store; 2nd floor, office; 3rd floor, vacant; that the building is provided with one 3 ft. and 3 ft. 8 in. wide steel stairs, unenclosed; and

WHEREAS, the applicant states that the premises are developed with a three-story frame building with a frontage of 20 ft. on Pitkin avenue and a depth of 54 ft. 6 in., as erected under N.B. 204-1903 and certificate of occupancy No. 4300-1917 was issued for storage and two-family dwelling; that the building is now used as a store on the 1st floor, dentist's office and one-family dwelling on the 2nd floor and one-family dwelling on the 3rd floor; that it is proposed to alter the building by adding a rear extension 20 ft. wide by 15 ft. 6 in. deep to the rear lot line to extend the present store; that the entire first floor will be used as a store; the 2nd floor as an office for the store and the 3rd floor will be vacant; that it is proposed to install an open iron stairs 3 ft. wide from 2nd floor to the upper level of the store and 3 ft. 8 in. wide from the upper level of the store to the first floor of the store proper; that the 2nd floor will be reduced in size to 36 ft. 6 in. and used for storage; and

WHEREAS, the applicant contends that there will be no permanent occupants on the 2nd floor and only occasional visits will be made for stock; that it is proposed to maintain the new stairs open as an architectural feature; that as the 2nd floor storage area will be small and as the 2nd floor will have only occasional occupancy by not more than one person it is requested that this application be granted; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant states that while the building is of frame construction that the party side line walls are brick filled to their entire height.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 956-51, Objection 1, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be reconstructed and arranged substantially as indicated on plans filed within application 784-50-BZ, Vol. II and shall comply with the resolution as adopted thereunder this day; that walls on the side lot line shall be brick filled; that the building shall be reduced in height by removal of the 3rd story as proposed and shown; that in addition to the primary means of exit leading to the 1st floor store as shown there shall be windows on the 2nd floor arranged as indicated so that access can be had in case of fire to the one story extension roof in the rear from which access can be had to roofs of adjoining buildings; that if required by the Building Department a loose ladder shall be provided on such roof to reach the grade of any available adjoining yard; that the exits in the cellar shall be as proposed, including an area beyond the front wall of the building at the sidewalk with a trap door at grade and with a steel ladder leading from such cellar to permit access through such trap door; that the 2nd floor proposed to be used for storage where shown shall have such portable fire fighting appliances as the fire commissioner shall direct; that such storage space on the 2nd floor shall not have an occupancy of more than one person; that additional scuttles shall be located at the new roof for access to the low space which is to remain vacant toward the front of the building; that a door shall be maintained in the proposed partition leading to such space for access only; that any windows in the court wall that face windows in the adjoining premises shall be made fireproof and self-closing; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. 784-50-BZ, under Vol. II.

Adjourned: 11:00 A.M.

JOSEPH J. DOYLE, Chief Clerk.

MINUTES

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 17, 1951, as they appeared in Bulletin No. 17, Vol. 36, are hereby corrected to read as follows:

9-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Hannis Realty Corp., owner (Alpine Motors Corp., leasee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a business use, D area district, the erection and maintenance of a building to be used as an automobile showroom, lubritorium, brake-testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boilerroom and office, using more than the permitted area.

PREMISES AFFECTED—8729-8739 18th avenue, east side, 132 ft. south of Benson avenue and 130-140 Bay 19th street (Block 6403, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner

Keating and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Kleinert..... 1

THE RESOLUTION (9-49-BZ)

WHEREAS, this application under sections 7i and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as an automobile show room, lubritorium, brake testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boiler room and office, using more than the area permitted, affecting premises 8729 to 8739 18th avenue, east side, 132 ft. south of Benson avenue and 130 to 140 Bay 19th street (Block 6403, Lot 12), Borough of Brooklyn was granted by the Board June 28, 1949, on certain conditions; and

WHEREAS, the resolution was amended January 24, 1950 and October 17, 1950; and

WHEREAS, time to obtain permits and complete the work was extended June 27, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 28, 1949 as amended October 17, 1950, by adding thereto:

"... that in the event the owner desires to install a gasoline storage system within the building near the entrance consisting of one (1) 550 gallon tank and one (1) pump, as indicated on plan marked "received February 1, 1951" (*one sheet*), such pump and tank may be installed, provided the gasoline dispensing system is used solely for servicing motor vehicles dealt in by the agency occupying the building and that no sales of gasoline shall be made to passing motor vehicles or outside the building; that in all other respects the resolution as adopted by the Board on June 28, 1949, as amended October 17, 1950, shall be complied with (N.B. Applic. 1795-48)."

*Correction—In relation to plan marked "Received February 1, 1951," the words 'two sheets' changed to '*one sheet*', as indicated in italics in the resolution.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 24, 1951, as they appeared in Bulletin No. 18, Vol. 36, are hereby corrected to read as follows:

637-50-A

APPLICANT—Lama, Proskauer and Prober, for Louis Rifkin, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—968 Ocean parkway, west side, 140 ft. north of Avenue J (Block 6518, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (637-50-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 968 Ocean parkway, west side, 140 ft. north of Avenue J (Block 6518, Lot 61), Borough of Brooklyn was granted by the Board September 26, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, letter dated April 11, 1951 from the applicant indicating the proposed changes and filed with this application reads as follows:

"I respectfully request the reopening of the above-mentioned matter for the purpose of amending the resolution so as to permit in lieu of a 3 ft. 8 in. door a 2 ft. 7 in. door leading to the fire escape on the second floor.

1. Remove the water closet on the first floor in Ward "A" and instead use space for closets. This area under the stairs is sprinklered.

2. Extend the partition of the water closet in Ward "B" creating a vestibule.

3. Some of the doors are not hard wood and permission is hereby requested that they be permitted in view of the fact that the stair halls are sprinklered."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board September 26, 1950 by adding thereto:

"that minor changes to the first floor may be permitted as indicated in accordance with letter dated April 11, 1951 and in accordance with revised plans marked 'Received April 12, 1951' (*two sheets*), all with reference to the proposed changes on the first floor except the width of the door leading to the exterior stairway on the second floor which may be reduced as shown to 2 ft. 7 in. in width *on condition* that all the doors shall comply with the requirements of the resolution adopted September 26, 1950 except as to the three (3) new doors installed in connection with Ward 'B' and attached toilet which may be of wood and made either double-acting or swinging in the direction of exit; that in all other respects, the resolution adopted by the Board on September 26, 1950 shall be complied with (Alt. 3191-50)."

*Correction—In relation to the revised plans marked "Received April 12, 1951," the words 'three sheets' changed to '*two sheets*,' as indicated in italics in the resolution.

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Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the fire department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory,

and drills shall be conducted at least twice each year in which all of the persons on the premises shall participate simultaneously.

Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

Rule 11. Duties of Engineer.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs requiring winding are rewound after each alarm and kept in normal condition for operation.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc., are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

NOTICE

ELECTRICAL CODE ON SALE

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

RULES

OIL BURNER RULES

(217-21-SR)

RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, June 15, 1948, and July 13, 1951, effective August 13, 1951.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932).

Authority: Section 666, paragraph 2 of the New York City Charter.

Matter in *italics* is new; matter in brackets [] old matter is omitted.

Rule 1. Scope.

- 1.1 No person shall install oil-burning, or oil-storage equipment for use within the City of New York except as provided in these rules.
- 1.2 These rules shall not apply to gas companies storing or using oil in the manufacture of illuminating gas for public use.

Rule 2. Definitions.

- 2.1 For the purpose of these rules the following terms shall be interpreted in accordance with these definitions:
- 2.2 APPROVED: Shall mean devices hereafter approved by the Board of Standards and Appeals and also, when required by the Board of Standards and Appeals, approved, listed as standard, and/or labeled by any nationally recognized standard testing laboratory not operated for commercial profit, provided all such devices are installed in accordance with these rules. Such approval is subject to suspension or revocation for non-compliance with these rules. All devices approved by the Board of Standards and Appeals prior to the adoption of these rules shall be accepted.
- 2.3 AUTOMATIC PUMP: Shall mean an automatic transfer pump operating independent of the burner to provide a continuous supply of oil.
- 2.4 BURNER: A device designed for the purpose of burning oil.
- 2.5 COMMERCIAL INSTALLATIONS: Oil burner installations in buildings, other than dwellings when used for heating and/or generation of power for use on premises.
- 2.6 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous operation.
- 2.7 DISCHARGE LINE: That portion of the line between the discharge outlet of the pump and the burner oil inlet connection.
- 2.8 DOMESTIC INSTALLATIONS: Oil burner installations installed in dwellings as defined in these rules.
- 2.9 DWELLINGS: Buildings used exclusively for dwelling purposes and occupied by one or two families, including convents, rectories, and monasteries.
- 2.10 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:
 - 2.10.1 The conductor from tank to ground connection shall be of copper not smaller than No. 6 (.162") A.W.G. wire, or pipe not less than one-half inch ($\frac{1}{2}$ ") in diameter.
 - 2.10.2 One end of conductor shall be permanently and electrically bonded to tank. The other end shall be bonded to a ground connection consisting of a water pipe or a rod, pipe or plate having a surface area of not less than one hundred and ninety (190) square inches, buried in moist earth not less than two feet (2') below the surface of the earth.
- 2.11 FILL PIPE: That portion of the line between the fill pipe terminal and the fill pipe connection in the storage tank.
- 2.12 FIRE RETARDING MATERIALS:
 - 2.12.1 One-half ($\frac{1}{2}$) inch plaster boards, or asbestos boards, or three-eighths ($\frac{3}{8}$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or
 - 2.12.2 Two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or
 - 2.12.3 Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) inch thick.
 - 2.12.4 Note—All fire retarding material to be applied as required in rules for fire retarding material of the Board of Standards and Appeals.
- 2.13 GROUND: An electrical conductor having capacity to absorb current.
- 2.14 INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes.
- 2.15 OIL: Any liquid mixture, substance or compound derived from petroleum, including kerosene and fuel oil as defined in C19-2.0 of the Administrative Code and Rule 3.
- 2.16 OIL BURNING EQUIPMENT: Any device including burners, oil burning heaters, internal combustion engines used for heating, power or other purposes designed for and/or using oil as defined in these rules.
- 2.17 OIL LEVEL INDICATING DEVICE: A means by which the level of the oil in a storage tank may be indicated.
- 2.18 OVERFLOW PIPE: A pipe which conveys, by gravity, the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

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2.19 PERMANENT DEFORMATION: Wherever phrase, "without permanent deformation," is used in these rules it shall mean that the tanks or containers shall, after release of test pressure, resume their original size and shape.

2.20 PERMIT: Shall mean permit for storage of oil.

2.21 PORTLAND CEMENT CONCRETE: Shall mean a mixture of one (1) part cement and not more than two and one-half (2½) parts sand and five (5) parts of coarse aggregate and complying in all other respects with the requirements of C26-311.0 of the Administrative Building Code.

2.22 PREHEATER: A device designed for heating oil for the purpose of decreasing the viscosity.

2.23 RELIEF VALVE: A valve held shut by a spring or other means of automatically relieving pressure in excess of its setting.

2.24 RELIEF LINE: That portion of the line between the bypass connection of the relief valve and the supply line or storage tank.

2.25 REMOTE CONTROL: A hand, electric, or mechanically-operated device to shut off the oil supply. A thermostat is not acceptable as a remote control.

2.26 SCAVENGING LINE: A line installed to permit the removal of water or foreign matter from a storage tank.

2.27 SHOP FABRICATED: Shall mean completely built in the shop of the tank manufacturer.

2.28 SHUT-OFF VALVE: A device that can be actuated to prevent the flow of liquid in a line of pipe.

2.29 STORAGE CONTAINER: Any container for oil connected to a burner or oil-burning heater and having a capacity of six (6) gallons or less.

2.30 STORAGE TANK: Any tank for oil having a capacity of two hundred and seventy-five (275) gallons or more, having a fill line and vent line connected thereto.

2.31 STORAGE TANK, AUXILIARY: Any container for oil having a capacity of not over 60 gallons and used as an intermediary tank for gravity feed and equipped with an automatic or manually operated pump.

2.32 SUPPLY LINE: That portion of the line between the storage tank and the pump oil inlet connection or hand valve. Where a pump is not used, it shall be that portion of the line between storage tank and burner and burner oil inlet connection or hand valve.

2.33 TEST WELL: An opening in the top of the storage tank or a straight pipe connected to such opening through which a gauge stick may be inserted into the storage tank.

2.34 TRANSFER PUMP: An oil pump that is not an integral part of the burner and which is installed between storage tank and burner.

2.35 VENT PIPE: That portion of the line between vent pipe terminal and vent pipe connection in the storage tank.

Rule 3. Oil Permitted.

3.1 Oil permitted under these rules shall be any hydrocarbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in Commercial Standard CS12-38 U. S. Department of Commerce, and shall have a flash-point not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester (American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

{	Range Oil
{	No. 1 Fuel Oil
	No. 2 " "
[	No. 3 " "]
	No. 4 " "
	No. 5 " "
	No. 6 " "

3.2 The use of crankcase refuse oil as fuel oil is strictly prohibited.

Rule 4. Standards for Approval of Oil Burners by the Board.

4.1 Approved burners, including oil-burning heaters, shall be an assembly of approved parts suitable for use with each other for the service intended, as approved, such burners shall be provided with suitable safeguards to prevent abnormal discharge of oil.

4.1.1 When assembled each burner shall be tested for defects and proper functioning throughout its operating range. Parts shall be so designed as to maintain alignments and to permit interchangeability.

4.1.2 The CO² in the flue gas shall be maintained at not less than 8% without smoking and throughout the operating range of the capacity of the burner when tested.

4.1.3 Flexible tubing used as an integral part of burner shall be not longer than 72 inches and of an approved type.

4.2 Approval of burners or oil-burning heaters designed for installation with storage of not more than six (6) gallons shall include approval of storage containers and limitations of installation. If more than six (6) gallons' storage is desired for such burners or oil-burning heaters, a storage tank shall be installed as provided for in these rules. Portable containers of not more than six (6) gallons' capacity may be filled from such storage tanks by means of an approved hand pump located above the top of the tank.

4.3 The requirements of these rules shall not apply to the use and installation of portable burners not requiring a connection to a flue where such burners are of the type commonly used for household purposes including oil stoves, oil heaters and oil lamps equipped with a woven wick, nor do the requirements of these rules apply to such portable apparatus such as blow torches, soldering pots, tar heaters, snow melters, etc.

Rule 5. Material and Construction of Tanks.

5.1 Cylindrical Tanks (except vertical tanks located outside of buildings above ground).

5.1.1 All tanks for the storage of fuel oil shall be built of steel plates made by the open hearth process and known to the trade as "tank steel." Such plate shall be free from physical imperfections, such as laminations, cracks, mill scale, etc. All steel must be new in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

5.1.2 All tanks shall be welded or riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates. Filler of any kind between plates is prohibited.

5.1.3 Thickness of cylindrical tanks, except tanks of 275 gallons capacity or less:

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Tanks 36 in. in diameter and less— $\frac{1}{4}$ in. shell, $\frac{1}{4}$ in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$ in. shell, $\frac{5}{16}$ in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$ in. shell, $\frac{3}{8}$ in. heads.

Tanks over 120 in. in diameter to be of $\frac{3}{8}$ in. steel and to be stiffened by angle rings of equivalent members so as to retain their cylindrical form.

- 5.1.4 All cylindrical, oval or obround storage tanks shall have dished heads with a curvature the radius of which is not greater than the diameter of the tank. Dished heads shall be formed with an adequate cylindrical extension rim to provide welding or riveting surface. Should flat heads be used they shall be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

- 5.1.5 Diameter and spacing of rivets:

Riveting in single lap seams shall not exceed a pitch as follows:

In shell $\frac{1}{4}$ in. thick, $\frac{5}{8}$ in. in diameter rivets $2\frac{1}{4}$ in. pitch.

In shell $\frac{5}{16}$ in. thick, $\frac{5}{8}$ in. in diameter rivets $2\frac{3}{8}$ in. pitch.

In shell $\frac{3}{8}$ in. thick, $\frac{3}{4}$ in. in diameter rivets $2\frac{1}{2}$ in. pitch.

5.2 Rectangular Tanks.

- 5.2.1 All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than $\frac{5}{16}$ of an inch.

- 5.2.2 Corners may be made up by bending the plates or by use of angles.

- 5.2.3 Rivets in seams shall be $\frac{5}{8}$ of an inch in diameter and spaced not more than $2\frac{1}{4}$ inches center to center.

- 5.2.4 All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural steel members which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tanks as the case may be.

- 5.2.5 When structural steel members are used such as angle, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the members. In no case shall the rivets be in excess of six (6) inches center to center on these members.

- 5.2.6 When structural steel reinforcing members are tied together with braces in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken in the minimum net section.

- 5.2.7 If structural steel members are omitted and the sides of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center, in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

- 5.2.8 The connection between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

5.3 All Tanks Except Vertical Above-Ground Storage Tanks.

- 5.3.1 All storage tanks for oil of two hundred and seventy-five (275) gallons' capacity or less, except buried tanks, shall have a minimum thickness of shell and head plates of manufacturers Standard 10 gauge (.134"). Auxiliary storage tanks of 60 gallons or less shall be similarly constructed but need not be of a gauge thicker than U. S. Standard No. 14.

- 5.3.2 At time of installation all storage tanks shall bear a permanently fixed plate, spot-welded or equivalent, bearing the name of tank manufacture, the gauge of material and capacity of tank. All shop fabricated storage tanks shall be installed without structural alteration.

- 5.3.3 All openings shall be through the top of the storage tank except that storage tanks of 275-gallons may be provided with a three-quarter inch ($\frac{3}{4}$ ") opening for gravity discharge and a one-inch (1") opening in the bottom for cleaning and protection against corrosion.

- 5.3.4 All buried storage tanks shall have a thorough coating on the outside of two coats of red lead protected by hot tar, asphaltum, or other equivalent rust-resisting material. [All such tanks shall be electrically grounded.] *All such tanks unless in direct contact by shell or piping with the ground shall be electrically grounded.*

- 5.3.5 Manholes; Tanks for oils having a viscosity less than 500 sec. Saybolt Universal at 100° F. need not have manholes; where used for such oils the manhole covers shall be bolted and made gastight; where used for oils having a viscosity greater than 500 sec. Saybolt Universal at 100° F. (No. 5 or No. 6 Commercial Standard grades) shall have manhole covers bolted or otherwise secured to the tanks and kept hydrostatically tight at all times.

5.4 Vertical Storage Tanks Over 1,000 Gallons Capacity Located Outside of Building Above Ground.

- 5.4.1 Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

- 5.4.2 The minimum thickness of shell or bottom plates shall be $\frac{1}{4}$ inch and the minimum thickness of roof plates $\frac{1}{8}$ inch. The thickness of shell plates shall be figured in accordance with the following formula

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

R equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pound per square inch (55,000 pounds per square inch).

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E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

5.4.3 Roof plates shall have single lap riveted or welded watertight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted or welded seams. Shell plate seams shall be designed with proper efficiency to meet requirements of above formulas for shell plates.

5.4.4 In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

5.5 Storage Containers.

5.5.1 Storage containers for oil of six (6) gallons capacity or less used in connection with burners or oil-burning heaters shall be designed to withstand a hydrostatic pressure test of five (5) pounds per square inch without permanent deformation, rupture or leakage and shall be approved as provided in Rule 4.2. Glass storage containers shall not exceed three gallons capacity, protected with a metal jacket provided with hand grips and designed to be rigidly fastened to stand or wall and shall be approved as provided in Rule 4.2.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

6.1.1 Storage tanks having a capacity of two hundred and seventy-five (275) gallons and auxiliary tanks may be installed above ground in or on the lowest story of a building, provided such tanks shall be mounted on substantial incombustible supports, with tank permanently attached thereto, and located not less than seven feet (7') of clear unobstructed space measured horizontally from any furnace or source of exposed flame unless tank is protected as provided for in Rule 6.1.2. Such storage tanks inside buildings shall have an individual capacity of not more than two hundred and seventy-five (275) gallons capacity and not more than two such tanks each of two hundred and seventy-five (275) gallons capacity may be connected to one burner provided the installation also complies with Rule 8.1. Not more than two (2) two-hundred-and-seventy-five (275) gallons storage tanks shall be installed in a building above ground without protection as provided for in Rule 6.1.2.

6.1.2 Storage tanks having a capacity of more than two hundred and seventy-five (275) gallons, when installed inside of buildings, shall be located on the lowest floor level and all portions of such tanks above the floor shall be protected by a continuous jacket of not less than four inches (4") of Portland cement concrete reinforced with not less than No. 20 gauge steel wire cloth 2" x 2" mesh, and extending at least four inches (4") beyond the horizontal outline of tank in all directions, with weep holes along the bottom one inch in diameter not more than 3 ft. apart.

Each storage tank may be placed in a protective enclosure having solid masonry walls not less than eight inches (8") in thickness and of dimension not less than fifteen inches

(15") greater on all sides than the outside dimensions of the storage tank. The walls of enclosure shall be carried up to a height not less than two feet (2') above the top of the tank. A fireproof access door shall be installed in the enclosure above the point where the enclosure has a capacity equal to the tank; and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet. The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

6.1.3 The capacity of individual storage tanks located inside of buildings shall not exceed twenty thousand (20,000) gallons.

6.1.3.1 All buried storage tanks shall be constructed of metal not less than 1/4" in thickness.

6.1.4 All storage containers used in connection with burners or oil-burning heaters shall be installed in a substantial and workmanlike manner with rigid metal fasteners to wall or floor and protected against mechanical injury.

6.2 Inside of Buildings, Below Ground.

6.2.1 Storage tanks having a capacity of 275 gallons or more may be buried inside a building with the top of the tank not less than two feet below floor level. In lieu of two feet of earth over the tank, the tank may be covered by concrete flooring equivalent to the basement floor but not less than the equivalent of 4 inches of reinforced Portland cement concrete with not less than No. 20 gauge steel wire cloth 2" x 2" mesh. Tanks shall be placed in firm soil and shall be surrounded by clean sand or well tamped earth, free from ashes or other corrosive substance, and free from stones larger than will pass through a one-inch mesh. When necessary to prevent floating, tanks shall be securely anchored. Storage tanks buried below the floor, prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material.

6.2.2 Storage tanks buried below the floor shall not be less than 1/4" in thickness.

6.2.3 No tank shall be buried so as to be nearer than three feet to any foundation wall or foundation footing.

6.3 Outside of Buildings, Below Ground.

6.3.1 Storage tanks located outside of buildings, below ground, shall be buried with the top of the tank not less than two feet (2') below the natural grade of the surface of the ground. Tanks shall be placed on firm soil and shall be surrounded by clean sand or well tamped earth, free from ashes or other corrosive substance, and free from stones larger than will pass through a one-inch (1") mesh. When necessary to prevent floating, tanks shall be securely anchored.

6.3.2 No tank shall be buried so as to be nearer than 3 feet to any foundation wall.

6.3.3 All buried storage tanks larger than two hundred and seventy-five (275) gallons, prior to or at the time of installation, shall be

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thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material. All tanks shall be electrically grounded.

6.3.4 All buried storage tanks shall be constructed of metal not less than $\frac{1}{4}$ " in thickness.

6.4 Outside of Buildings, Above Ground.

6.4.1 Storage tanks located outside of buildings above ground shall be not less than one and one-quarter ($1\frac{1}{4}$) tank diameters and in no case less than ten feet (10') from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings above ground shall be fixed by the following schedule:

If distant 25 feet from line of adjoining property which may be built upon	16,000 gallons
If distant 30 feet.....	24,000 "
If distant 40 feet.....	36,000 "
If distant 50 feet.....	48,000 "
If distant 60 feet.....	60,000 "
If distant 75 feet.....	96,000 "
If distant 85 feet, or more	100,000 "

6.4.2 Each such storage tank shall be protected by an embankment or a dyke. Such protection shall have a capacity of not less than one and one-half ($1\frac{1}{2}$) times the capacity of the tank so surrounded and shall be at least four feet (4') high but in no case higher than one-fourth ($\frac{1}{4}$) the height of the tank when the height of the tank exceeds sixteen feet (16'). Embankments or dykes shall be made of earthwork with clay core; or of masonry, or of impervious reinforced concrete. Earthwork embankments shall be firmly and compactly built of good earth; free from stones, vegetable matter, etc., and shall have a flat section at the top of not less than three feet (3') and a slope of at least one and one-half ($1\frac{1}{2}$) to two (2) on all sides. Concrete or masonry dykes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded. Embankments or dykes shall be continuous and unpierced. C-19-50.0 of the Administrative Code.

6.4.3 All above ground storage tanks larger than two hundred and seventy-five (275) gallons, prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting materials. All tanks shall be electrically grounded.

6.5 Tanks Located Along Line of Subways.

6.5.1 Along the line of subways no tank shall be placed within twenty feet (20') of any wall, separating a building from the subway, and, where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and Appeals.

Rule 7. Piping.

7.1 Installation of Piping and Tubing.

7.1.1 Piping and tubing shall be run in a substantial and workmanlike manner. Exposed pip-

ing shall be protected against mechanical injury and shall be securely supported with rigid metal fasteners or hangers. All pipes connected to buried tanks except test well piping shall be provided with double swing joints at tank.

7.1.2 Only new standard full-weight iron, steel or brass pipe, or new extra-heavy copper brass or aluminum alloy tubing, properly marked and duly approved, may be used. Drawn metal tubing when used for conveying oil, shall be adequately protected. Such tubing unless protected against mechanical injury shall be used only in the same room in which the burner is installed. Drawn tubing when used in domestic installations shall be not less than three-eighths inch ($\frac{3}{8}$ ") inside diameter up to shut-off valve at burner. Soldered connections are prohibited.

7.1.3 Overflow pipes where installed shall not be smaller in size than the supply pipe.

7.2 Relief Valves.

7.2.1 Where a shut-off valve is installed in the discharge line from an oil pump a relief valve shall be installed in the discharge line between the pump and the first shut-off valve.

7.2.2 Oil preheaters shall be of approved type and provided with a relief valve to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler and shall be so designed that in the event of oil leakage within the preheater, the oil shall be prevented by an approved method from entering the water or steam circulation system.

7.2.3 Relief valves shall be set to discharge at not more than one and one-half ($1\frac{1}{2}$) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. There shall be no shut-off valve in the line of relief.

7.3 Vent Pipe.

7.3.1 An open vent of iron or steel, without trap, and drainage to the tank, shall be provided for each storage tank. The lower end of the vent pipe shall not extend through the top of the storage tank more than one inch (1"). Cross connection between vent pipe and fill pipe is prohibited.

7.3.2 Where a battery of storage tanks, designed to hold the same grade of oil, is installed, vent pipes may be run into a main header.

7.3.2.1 The area of the header and common vent shall be equal to the sum of the areas of the vent pipe.

7.3.3 Vents shall be not less than one and one-quarter inches ($1\frac{1}{4}$ ") in diameter for storage tanks up to 1,100 gallons' capacity and not less than two inches (2") in diameter for storage tanks of 1,100 gallons and more. Vents for auxiliary storage tanks shall not be less than $\frac{1}{2}$ inch in diameter and may be run into the storage tank vent.

7.3.4 Vent pipes shall be provided with weather proof hoods and shall terminate outside the building not less than two feet (2') from any building opening and not less than two feet (2') nor more than twelve feet (12') above the fill pipe terminal except as may be otherwise approved by the Board. When

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such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1") line shall be connected to tank and shall parallel the fill pipe and terminate at the fill pipe terminal with unthreaded end. Such tell tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

7.4 Fill Pipes.

7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2') of any building opening or subway grating at or below the level of the fill pipe terminal. No fill pipe shall be less than 2 inches in diameter.

7.4.2 Each storage tank shall be provided with a separate fill pipe except where a battery of tanks is installed, containing the same grade of oil, a common fill and header pipe may be installed provided the area of common header pipe is no smaller than the largest branch fill pipe. When different grades of oil are piped to separate tanks from a common fill line, each branch fill pipe shall be provided with a shut-off valve.

7.4.3 Where the top of the storage tanks is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and a swing check valve which shall be located at the fill pipe terminal.

7.4.4 All fill pipe terminals shall be of approved type constructed of a suitable material, provided with lugs for imbedding in concrete or in lieu thereof a set screw to fasten terminal to fill pipe. The outer flange of the fill pipe terminal shall be provided with letter reading "Fuel Oil" and the calendar number under which the fill pipe terminal has been approved. The fill pipe terminal shall be separately threaded to receive the seal cap and the fill pipe. The seal cap shall be suitably threaded and slotted for a special opening wrench. An oilproof gasket inserted in a groove in the fill pipe terminal shall be provided so as to render the fill pipe terminal leakproof. A strainer is not required but if used must be of not less than $\frac{1}{8}$ inch mesh. Where there is a storage system of volatile inflammable oil and a storage system for fuel oil to be used in the same premises, the terminal of fuel oil fill pipe shall be provided with a left-handed thread, and the fill pipe fitting shall be of a different size than that required for the fill pipes to gasoline tanks.

7.5 Heating Coils in Storage Tanks.

7.5.1 All heating to reduce viscosity of oils in storage tanks shall be only by means of hot water or low pressure ten (10) pounds per square inch maximum steam coils or electric heaters approved for oil storage tanks.

7.6 Scavenging Line.

7.6.1 When a scavenging line is installed it shall terminate outside of the building and shall be capped oil tight when not in use.

Rule 8. Valves and Control of Oil Flow.

8.1 Each supply line from storage tanks of two hundred and seventy-five (275) gallons' capacity and from auxiliary storage tanks shall be provided with a shut-off valve at the tank, and may be connected by a common feed pipe with a shut-off valve at the burner and when connected to burners designed for gravity feed, shall be provided with an approved constant level device. Such tanks shall be on the same level and with a common fill pipe complying with Rule 7.4 and a common vent pipe complying with Rule 7.3. All valves shall be brass gate or globe valves of 125 lbs. per sq. in. rating.

8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-syphon device located at the highest point in supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-syphon device shall not be required.

8.3 Except as may be modified in specific instances by the Board of Standards and Appeals, oil from storage tanks of two hundred and seventy-five (275) gallons' capacity or more may be delivered to burners installed above the lowest floor of a business building only under the following provisions:

8.3.1 Plans for such installations shall be submitted for approval to the administrative official having jurisdiction before such installation is made.

8.3.2 Such burners shall not be installed in any story of any building the floor of which is more than fifty feet (50') above the street level. Only one oil delivery line shall be installed for each floor.

8.3.3 Oil delivery lines to burners located above the lowest floor of a building shall not be larger than two inches (2") iron pipe size.

8.3.4 The pressure in oil lines to burners located above the lowest floor of a building shall not be more than is necessary to deliver oil to the burners and such pressure shall not in any case exceed thirty (30) pounds per square inch. With each automatic burner there shall be installed and maintained in good working order a set of suitable safety controls of the electric or mechanical type. The proper control for each burner is to be listed in the resolution under which the burner is approved. The controls are to provide the following functions:

Temperature control	
Ignition	"
Stack or	
Combustion	"
Pressure	"
Gravity	"

8.4 A remote control shall be provided whereby the flow of oil to any burner can be stopped, and such remote control shall be located outside the entrance to the room in which the burner is located and as close to such entrance as practical, except when outside location is impracticable such control may be located immediately inside the room in which the burner is located if such location is accessible at all times. All such controls shall be

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legibly labeled "Remote Control for Oil Burner." On auxiliary storage tanks used with manually operated burners such remote control may be installed on feed lines between tank and burner.

- 8.5 Except as provided by Rule 4.2 of these rules for approved combination burner and storage container devices, pressure in storage tank or container for the purpose of discharging oil is prohibited.
- 8.6 In systems where either steam or air is used for atomizing the oil, the oil and the atomizing supply shall be interlocked, so that in case of the interruption of the atomizing supply, the supply of oil will immediately be cut off. Except that this requirement shall not apply to air and oil supply units directly connected to a common driver.

Rule 9. Oil Level Indicating Devices and Test Wells.

- 9.1 All tanks located inside of buildings shall be provided with an oil level indicating device. Test wells shall not be permitted in tanks located inside of buildings. Unused tank openings shall be permanently sealed to prevent removal of plugs or cover.
- 9.2 Oil level indicating devices shall be constructed of substantial materials so designed that there can be no leakage of oil or oil vapor.
- 9.3 Test well shall be capped oil tight and kept closed when not in use.

Rule 10. Permits, Plant, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

- 10.1.1 No oil installation of more than six (6) gallons' capacity shall be operated until after a permit has been issued by the Fire Commissioner.
- 10.1.2 Application for permit shall be made by the installer who holds a certificate or license issued by the Fire Commissioner on forms furnished by the Fire Commissioner and shall provide for the location of the building in which the installation is to be made, name and address of owner and/or occupant, name and address of installer, make and approval number of burners, pumps and other devices, capacity number and location of storage tanks, together with approval of such proposed installation by the Borough Superintendent of Buildings when required under Rule 10.2.
- 10.1.3 No permit shall be issued by the Fire Commissioner until the installation has been inspected by his representative and the installer has furnished an affidavit that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 per cent without smoking

10.2 Plans to be Filed Where Structural Considerations Are Involved.

- 10.2.1 The installer shall file with the Borough Superintendent of Buildings plans showing the size and location of all storage tanks having a capacity greater than 275 gallons where such tanks are to be installed either inside of buildings in or below the lowest floor level or outside of buildings below

ground. Plans, however, shall be filed where 275 gallon tanks are to be buried and for all multiple dwellings and for all places of public assembly. All plans, as in this section required, shall be certified to the Fire Commissioner by the Borough Superintendent of Buildings before any work is started. All such plans shall show compliance with all structural requirements and shall show all salient features of the installation. Plans shall also be approved by the Board of Transportation for all tanks located in or outside of buildings along the line of subways under the limitation in Rule 6.5.1.

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

- [10.3.1 Storage tanks of approved type and not exceeding two hundred and seventy-five (275) gallons' capacity and all piping for oil connected thereto shall show no leakage when tank and all piping for oil is completely filled with oil when subjected to a test of 10 pounds per square inch for a period of ten (10) minutes in installations in multiple dwellings, places of public assembly and amusement, except that no tests shall be required for installations in occupancies not specifically mentioned herein.]

- 10.3.1 *All fuel oil storage tanks and piping installed as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and to the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation. A sworn statement by the installer in proper affidavit form attesting to such installation and test shall be filed with the Fire Commissioner, and a copy thereof be posted in the boiler room. (See Sections of the Administrative Code C19-19, as amended by Local Law 46 of 1951 and C19-152).*

- 10.3.2 Storage tanks of more than two hundred and seventy-five (275) gallons' capacity and all piping for oil connected thereto shall show no change in a shape, rupture or leakage when subject to a hydrostatic test with water or oil as follows:

- 10.3.2.1 Oval, or round, rectangular and specially shaped storage tanks and piping connected thereto shall show no change in shape, rupture or leakage when subject to a hydrostatic test with water or oil as follows: twenty-five (25) pounds per square inch.

- 10.3.2.2 Cylindrical storage tanks and piping connected thereto, fifty (50) pounds per square inch.

Pressure shall be applied for a period of thirty minutes. When oil is used there shall be no fire or flame in the room or rooms in which the test is being conducted. [All tests shall be conducted in the presence of a representative of the Fire Commissioner.] The contractor shall furnish all necessary equipment for conducting test. Such test may be made with or without heating in freezing weather for tanks located outside of building.

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10.3.3 Defective tanks, if repaired by welding, shall have all oil removed and shall be purged of all explosive gases or vapors.

10.3.4 The anti-syphon devices, where used as provided for in these rules, shall be approved devices.

10.3.5 All piping conveying oil from a transfer pump to a burner subjected to a pressure in excess of 50 lbs. per sq. inch shall be tested for a pressure of $1\frac{1}{2}$ times the working pressure.

10.4 Fee for Permit and Test of Storage Tanks and Piping.

10.4.1 When application for permit is made, as provided for in Rule 10.1, a fee covering the permit shall be paid in accordance with the schedule given in the Administrative Code.

Rule 11. Inspection of Installations With Not More Than Six (6) Gallons' Storage Capacity.

11.1 All installations of burners with not more than six (6) gallons' storage capacity except where such installations are made in dwellings shall be reported by installer to the Fire Commissioner giving location of building in which installation is made, name and address of owner and/or occupant, name and address of installer and the make and approval number of burner. Such reported installations shall be inspected as required by the Administrative Code.

Rule 12. Ventilation.

12.1 No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected to [with a separate flue in] a legal chimney, complying with Article 11 of the Administrative Building Code except that in high pressure mercantile and industrial plants several units may be connected to a boiler room stack.

12.2 Adequate ventilation, at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed.

12.3 Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time, and on all installations in one and two family dwellings an approved automatic draft control of the same size as the cross-sectional area of the pipe or breaching shall be installed in the breaching or flue pipes.

Rule 13. Automatic Pumps.

13.1 Automatic pumps, when not an integral part of the burner shall be of approved type, provided with automatic means for preventing continuous discharge of oil in case of pipe breakage.

Rule 14. Fire Protection.

NOTE: In order that the intent of Local Law No. 145 be carried out, Section C26-693.0, sub. d, par. 1, 2, 3, is superseded by the following:

14.1 The clear distance between smoke pipe connections, of any boilers, furnaces or other heating apparatus to flues, and combustible material shall not be less than eighteen (18) inches, except that this clearance may be reduced to nine (9) inches where a baffle consisting of not less than No. 29 gauge sheet metal backed by $\frac{1}{4}$ inch thick asbestos is placed two (2) inches above and extending along the entire length of the smoke pipe connections and twice the width thereof and such baffle is securely fastened from the ceiling with substantial hangers. In lieu of such baffle the combustible material may be covered with fire-retarding material as defined in these rules.

14.2 The clear distance between any non-insulated heat-producing parts of boilers, furnaces or other heating apparatus and combustible material shall not be less than twenty-four inches (24"). Where such parts are insulated by two inches (2") of asbestos, or equivalent, the clear distance shall be not less than twelve inches (12"), or, in lieu of such insulation the combustible material shall be covered with fire retarding material as defined in these rules extending 8 ft. in front and 4 ft. side and rear of the apparatus.

14.3 No movable combustible material shall be stored or maintained within five feet (5') of heating apparatus, except where same is protected by fire retarding material.

14.4 Burners and all accessories, including tanks and piping, shall be maintained oil tight and kept clear at all times.

14.5 The floor beneath boiler or furnace and within [five (5) feet] *two (2) feet* in all directions shall be [of] *protected* by fireproof construction or a *protection* consisting of a $\frac{1}{8}$ th inch steel plate covered with $\frac{1}{2}$ inch sheet asbestos and 4 inches of terra cotta. *Suspended furnaces shall comply with the requirements of Rule 14.2.*

14.6 Oil burning devices designed for installation with storage of not more than six (6) gallons shall be firmly anchored to the floor, set level, and the floor beneath the stoves or any such heating devices protected by a shield of $\frac{1}{2}$ " asbestos or equivalent extending at least twelve inches (12") beyond the projected area of such device where required within the specific approval of each burner. Approved safety cans only shall be used for the storage and filling of oil containers. The fuel oil used for these burners shall be range oil or No. 1 or No. 2 fuel oil. The manufacturer or installer of these burners shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner is sold and the address of the premises where installed.

14.7 Near each boiler or furnace of a fuel oil-burning unit there shall be kept ready for use fire extinguishing equipment of not less than two quart capacity approved as suitable for oil fires or not less than two pails of sand, the pails to have rounded bottom.

Rule 15. Instruction Cards and Certificate of Fitness.

15.1 Cards, giving complete instructions for the care and operation of the system shall be permanently fixed near the apparatus in readable condition. Where burners or oil-burning heaters designed for use with storage of not more than six (6) gallons' capacity are installed, there shall also be posted a

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copy of the specifications under which it was approved by the Board of Standards and Appeals in addition to the instruction card herein provided for.

- 15.2 Every heating system in which the oil is preheated or systems not fully automatic when operating, shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate.

Rule 16. Modification.

- 16.1 When, for any reason, it may be impracticable to comply strictly with the foregoing rules, the administrative official having jurisdiction shall have power to accept substitute methods provided the spirit and substance of these rules shall be complied with.

Rule 17. Existing Installations.

- 17.1 Oil burner systems heretofore installed and duly approved as complying with all laws and rules then applicable thereto shall be deemed acceptable, provided there have been no subsequent alterations to the apparatus, except as to Rule 15.2.

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered provisions relating to:

- (1) Required open spaces; or
 - (2) Minimum dimensions of yards or courts.
- Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person, a duly authorized representative of any public agency, may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 31

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
CHIEF PETER LOFTUS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. daily except
Saturdays during July and August.

Address all communications to the Chairman

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All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in con-
nection with which court proceedings are pending or in
progress, unless exception is granted by the chairman,
nor accepted which is not filed within thirty days from
the date of the action of the Administrative Official.

Any communication purporting to be an appeal or ap-
plication shall be regarded as a mere notice of intention
to seek relief until it is filed on the form required by the
rules of this board.

Upon receipt of any such communication the writer
will be supplied with the official forms for presenting
his appeal or application.

At the time of filing an appeal or application, the ap-
pellant or applicant shall forward a signed notice of
appeal addressed to the administrative official either
borough superintendent of buildings or fire commissioner
and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans
must indicate the points of the compass so as to establish
the true location and position of the property, the sub-
ject of the appeal or application.

Appeals and applications will be simplified and disposi-
tion of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

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501-51-BZ—H.B.M.—22 South street and 33 Coenties slip, northwest corner (Block 5, Lot 23), Borough of Manhattan, N.B. 60-51.

502-51-SA—Johnston Volatile Liquid Pumps (various models and sizes), manufactured by Johnston Pump Company, Appliance.

503-51-SA—Johnston Volatile Liquid Pumps (various models and sizes), manufactured by Johnston Pump Company, Appliance.

504-51-A—H.B.M.—42-44 East 69th street, south side, 150 ft. west of Park avenue (Block 1383, Lots 43 and 44), Borough of Manhattan, Alt. 722-51.

505-51-A—H.B.Q.—15-25 to 15-27 and 15-31 to 15-59 160th street; 160-02 to 160-44 Cross Island parkway; 15-22 to 15-42 163rd street and 160-01 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens (under section 35, General City Law re bed of mapped streets).

506-51-BZ—H.B.B.—8849 to 8857 17th avenue, east side, 115 ft. 4½ in. south of Cropsy avenue (Block 6462, Lot 11), Borough of Brooklyn, N.B. 871-51.

507-51-A—H.B.Q.—11-15 46th avenue, north side, 100 ft. east of 11th street and 11-14 45th road (Block 54, Lots 5, 29, 31 and 33), Long Island City, Borough of Queens, Misc. 660-51.

508-51-BZ—H.B.Q.—41-12 170th street, west side, 87 ft. south of 41st avenue (Block 5346, Lot 31), Flushing, Borough of Queens, Alt. 935-51.

509-51-BZ—H.B.Q.—102-07 43rd avenue, north side, 50 ft. east of 102nd street (Block 1977, Lot 4), Corona, Borough of Queens, Amendment to N.B. 2695-50.

510-51-BZ—H.B.B.—196-218 Kosciusko street, south side, 125 ft. west of Tompkins avenue (Block 1785, Lots 20, 21 and 30), Borough of Brooklyn, Alt. 1154-51.

511-51-SM—Firestone Velon (furniture upholstery and drapery material), manufactured by Firestone Plastics Co., Inc., Material.

512-51-BZ—H.B.Bx.—444 Willis avenue, east side, 25 ft. north of East 145th street (Block 2290, Lot 2), Borough of The Bronx, Alt. 43-50.

513-51-A—H.B.M.—1364-1370 Broadway and 102-106 West 37th street, southeast corner (Block 812, Lot 49), Borough of Manhattan, Amendment to Alt. 1161-50.

514-51-A—F.D.—513-523 West 24th street, north side, 455 ft. east of 11th avenue (Block 696, Lot 20), Borough of Manhattan, Decision re Order No. 81582 LC.

515-51-A—F.D.—2190-2200 Madison avenue, west side, 89 ft. 6 in. south of 138th street Bridge Approach (cellar); (Block 1760, Lot 1), Borough of Manhattan, Order No. 85083 LC.

516-51-SA—Peerless Cuspidor, Model C (this cuspidor part of a dental operating unit used in dentistry), manufactured by Peerless Appliance Company, Inc., Appliance.

517-51-SA—Armstrong Steel Gas Fired Furnaces, Models Ga-85, Ga-105 and Ga-135, manufactured by Armstrong Furnace Company, Appliance.

518-51-SA—Carrier Weathermaker, Models 50K4, 50K6, 50K8, 50K12 and 50K16 (general commercial use), manufactured by Carrier Corporation, Appliance.

519-51-SM—Pecora Ceramic Tile Mastic (to be used for the application of ceramic tile on walls), manufactured by Pecora Paint Company, Material.

520-51-SA—R-S Liquid Carbon Dioxide Receiver (2 ton to 12 ton); (for storage of liquid CO₂ under automatically controlled temperature), manufactured by R-S Products Corp., Appliance.

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617-40-BZ—Vol. II—H.B.B.—1623-1625 East 17th street, east side, 100 ft. south of Avenue P (Block 6780, Lot 77), Borough of Brooklyn, N.B. 888-51.

226-41-BZ—H.B.M.—60-62 East 86th street, south side, 134 ft. 5½ in. east of Madison avenue (Block 1497, Lots 48 and 48½ (148)), Borough of Manhattan, Alt. 931-51.

90-42-BZ—Vol. III—H.B.Bx.—West side of Edward L. Grant highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx, Amendment to N.B. 412-51.

249-51-SA—Utility Gas Fired Suspended Unit Heaters, Models 65UHF, 90UHF, 150UHF and 225UHF (previously approved); (reopened for test and report re additional usage), manufactured by Metropolitan Sales Co., Appliance.

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SEPTEMBER 11, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 11, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

338-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubricatorium and accessory sales; premises 3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

24-51-BZ—Application, January 15, 1951, under sections 7f and 7i of the zoning resolution, of Thomas O'Rourke Gallagher, applicant, on behalf of Sam Berger, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, motor vehicle repairs and office; premises 2240-2254 Flatbush avenue, west side, 360 ft. south of Avenue R (Block 8486, Lot 61), Borough of Brooklyn.

201-51-BZ—Application, February 2, 1951, under sections 7f and 7i of the zoning resolution, of Samuel Juster, applicant, on behalf of David D. Cantor, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, accessories, motor vehicle repairs and office for a term of fifteen years; premises 1585-1611 Ralph avenue and 6001-

6005 Farragut road, northeast corner and 512-534 East 78th street (Block 7956, Lot 1), Borough of Brooklyn.

220-51-BZ—Application, March 30, 1951, under sections 7f and 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Vito Macina, Jr., owner, to permit in a business use district, the erection and maintenance of a gasoline (and oil selling) station and the parking and storage of more than five motor vehicles; premises Williamsbridge road, west side, 100 ft. north of Neill avenue (Block 4306, Lots 13 and 14), Borough of The Bronx.

480-51-BZ—Application, June 29, 1951, under sections 21 and 19b of the zoning resolution, of Loshen and Lazarus, applicants, on behalf of Prayer Holding Corporation, owner, to permit in a residence use, F area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the zoning resolution as to side and rear yards and set-backs; and with parking and garage space calculated for the development as a unit instead of individual buildings; premises 15-25 to 15-27; 15-31 to 15-53 and 15-57 to 15-59 160th street; 160-02 to 160-44 Cross Island parkway; 15-22 to 15-24 and 15-28 to 15-42 163rd street and 160-01 to 160-11; 160-19 to 160-33 and 160-41 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens.

505-51-A—15-25 to 15-27; 15-31 to 15-53 and 15-57 to 15-59 160th street; 160-02 to 160-44 Cross Island parkway; 15-22 to 15-24 and 15-28 to 15-42 163rd street and 160-01 to 160-11; 160-19 to 160-33 and 160-41 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens.

28-50-A—635-639 2nd avenue, northeast corner of 37th street, (1st floor); (Block 695, Lot 1), Borough of Brooklyn.

SEPTEMBER 11, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 11, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

236-38-SM—USG Sheetrock Pyrofill Slab Construction (reopened May 29, 1951—re amendment of resolution to include use of a new steel mesh).

814-50-SM—Natco Tex Dri-Wall.

815-50-SM—Natco Dri-Speedwall Tile.

102-51-SA—Shawinigan Acetylene Generator, Model 600-L.

155-51-SA—Edwards Closed Circuit Pull Lever, Models 1250, 1251, 1252 and 1253 (coded interior fire alarm stations—both presignal and general alarm systems).

226-51-A—307-317 Johnson avenue, north side, 554.1 ft. west of Bogart street (1st floor); (Block 3056, Lot 232), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 18, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

912-50-BZ—Application, December 8, 1950, under sections 7h and 7A of the zoning resolution, of Frederick G. Frost, Jr., applicant, on behalf of Queens Equity Realty Co.,

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Inc., owner (William H. Hellawell, lessee), to permit in a residence and business use district, the parking of motor vehicles for customers cars, with curb cuts more than the permitted distance from the intersection; premises 101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue, 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens.

913-50-A—101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue and 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens (under section 35 General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

914-50-BZ—Application, December 8, 1950, under sections 7c, 7h, 7A, and 21 of the zoning resolution, of Frederick G. Frost, Jr., applicant, on behalf of Queens Equity Realty Company, Incorporated, owner (William H. Hellawell, lessee), to permit in a residence use, E area district, and a business use, D area district, the erection and maintenance of a business building (retail super market, using more than the area permitted, and without the required set-back, side and rear yards; with entrances and display windows more than the permitted distance from the intersection; and to permit the parking of motor vehicles on the unbuilt upon portion of the lot; and to permit a ground sign; premises 102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens.

915-50-A—102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens (under section 35 General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

503-50-BZ—Reopened April 3, 1951 as Volume II—Application, May 24, 1951, under section 21 of the zoning resolution of Henry C. Brucker, applicant, on behalf of Casper Livoti, owner, to permit in a business use, D area district, the erection and maintenance of a building (stores), using more than the area permitted; premises 62-29 Flushing avenue, north side, 190 ft. west of Grand avenue (Block 2713, Lot 34), Maspeth, Borough of Queens.

151-51-BZ—Application, March 2, 1951, under sections 7e and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Mollie Okun, owner, to permit in a residence use, C area district, the conversion of two garages to one store, with entrance on East 16th street only, using more than the area permitted, for a term of years; premises 1601-1603 Quentin road, northeast corner of East 16th street (Block 6779, Lots 50 and 51), Borough of Brooklyn.

152-51-A—Application (decision of the borough superintendent) filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of sections 28 and 245 of the Multiple Dwelling Law re required open spaces; premises 1601-1603 Quentin road, northeast corner of East 16th street (1st floor); (Block 6779, Lots 50 and 51), Borough of Brooklyn.

60-30-BZ—Reopened May 29, 1951 as Volume II—Application, April 23, 1951, under sections 7e, 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Philip Rush, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing and motor vehicle repairs, and to permit the parking of motor vehicles waiting to be serviced; premises

84-11 to 84-19 Parsons boulevard and 158-01 to 158-07 84th road, northeast corner (Block 9789, Lot 6), Jamaica, Borough of Queens.

399-51-A—84-11 to 84-19 Parsons boulevard and 158-01 to 158-07 84th road, northeast corner (Block 9789, Lot 6), Jamaica, Borough of Queens; (under section 35 of the General City Law re bed of mapped street—proposed widening of Parsons boulevard).

731-46-BZ—Reopened June 26, 1951 for consideration as to extension of term of variance—re Application of Lama, Proskauer and Prober, applicants on behalf of F. Franklin Perrine, owner, under section 7e of the zoning resolution, to permit in a residence use district for a term of years, the change in occupancy from a public garage to factory; premises 35-38 to 35-44 30th street, west side, 143 ft. north of 36th avenue and 35-37 to 35-43 29th street (Block 341, part of Lot 6), Long Island City, Borough of Queens.

835-47-BZ—Reopened May 2, 1950 as Volume II—Application, April 21, 1950, under sections 7i, 7e and 7A of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of E. Koeppel, Inc., owner, to permit in a residence and business use district, the parking of cars on roof of existing structure with a business driveway crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection; premises 162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

366-51-A—162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

270-49-BZ—Reopened May 8, 1951 as Volume II—Application, April 25, 1951, under section 21 of the zoning resolution, of Ingram S. Carner, applicant, on behalf of 65-60 Austin Street Corporation, owner, to permit in an unrestricted use, D area district, the change in occupancy from garage for more than five motor vehicles to factory use (previously granted by the Board for garage for more than five motor vehicles, using more than the area permitted); premises 65-54 to 65-60 Austin street, south side, 234.71 ft. east of 65th road (Block 3104, Lot 97), Forest Hills, Borough of Queens.

313-51-BZ—Application, May 2, 1951, under section 7e of the zoning resolution, of Carroll Blake, applicant, on behalf of Mary Molina, owner, to permit in a residence and business use district, the installation of power saws in existing lumber storage building, to be used as a wood cabinet making shop for a term of twenty years; premises 2898-2902 Nostrand avenue, west side, 540 ft. north of Avenue P (Block 7690, Lot 73), Borough of Brooklyn.

352-51-BZ—Application, May 17, 1951, under section 7h of the zoning resolution, of Joseph M. Lonergan, applicant on behalf of T. Victor Searing, owner, to permit in the residence use district portion of lot, the extension of existing parking and storage of more than five motor vehicles in the retail use district, for a term of years; premises 179-43 to 179-51 Hillside avenue and 97-26 Midland parkway, northwest corner (Block 9937, Lot 42), Jamaica, Borough of Queens.

358-51-BZ—Application, May 24, 1951, under section 7 of the zoning resolution, of William A. Giesen, applicant on behalf of Heiss and Wegmann Inc., owner, to permit in a residence use district, the parking and storage of owner's motor vehicles, and motor vehicles being repaired, no fee to be charged, for a term of five years; premises 284 East 136th street, south side, 125 ft. east of Lincoln avenue (Block 2311, Lot 10), Borough of The Bronx.

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462-51-BZ—Application, June 19, 1951, under section 7d of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of estate of Katherine W. Kean, owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from resident to lecture rooms, library, offices and caretaker's apartment; premises 117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

27-40-BZ—Vol. II—Reopened July 3, 1951 for consideration as to revision of plans—re Application of Paul Friedman, applicant on behalf of Frank Derasmo, owner, under section 7c of the zoning resolution, to permit in a residence use district, the erection of an accessory building on an existing gasoline service station; premises 144-25 North Conduit avenue, north side, 215 ft. west of 135th avenue and 144-40 135th avenue (Block 2873, Lot 18), South Ozone Park, Borough of Queens.

326-37-A—Vol. II—820-824 Washington street, northwest corner of Gansevoort street (Block 644, part of Lot 1), Borough of Manhattan.

463-51-A—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 18, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

19-51-A—82-73 Parsons boulevard, southeast corner of 82nd drive (Block 6859, Lot 14), Jamaica, Borough of Queens.

66-51-A—43-14 149th place, west side, 125 ft. south of Sanford avenue (Block 5380, Lot 39), Flushing, Borough of Queens.

340-51-A—618 Lexington avenue, west side; 20 ft. 10 $\frac{3}{4}$ in. north of East 53rd street (5th floor); (Block 1308, Lot 14 $\frac{1}{2}$), Borough of Manhattan.

521-51-A—82-11 Doncaster place, east side, 68 ft. south of Edgerton road (Block 7238, Lot 17), Jamaica Estates, Borough of Queens.

357-51-A—Application pursuant to Sec. 35 of the General City Law to permit the erection of an extension of an existing building in the bed of mapped streets; premises 290 Bay street, southwest corner of Swan street (Block 502, Lot 1), Tompkinsville, Borough of Richmond.

391-51-A—2112-2114 Cornaga avenue, north side, 92.75 ft. west of Beach 21st street (Block 214, Lot 6), Far Rockaway, Borough of Queens; (under section 35 of the General City Law—re bed of mapped street—proposed widening of Cornaga avenue).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 25, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 25, 1951, at 10 o'clock in Room 1013, Municipal Buildings, Manhattan, on the following matters:

136-45-BZ—Reopened July 17, 1951 for extension of time to complete—re Application of Paul Friedman, applicant on behalf of William A. White (deceased) and Nettie H. White, owners (General Outdoor Advertising Co., Inc., lessee), under section 7i of the zoning resolution, to permit in a business use district, the erection of an automobile showroom, salesroom and motor vehicle repair shop, incidental to salesroom and showroom only, with driveway and entrance more than 25 ft. from Merrick boulevard; premises 224-01 to 224-09 Merrick boulevard and 133-29 to 133-37 224th street, northeast corner (Block 12963, Lot 308), Laurelton, Borough of Queens.

209-51-BZ—Application, March 28, 1951, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Benjamin C. Nevin, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and storage, motor vehicle repairs and office; premises 146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.

284-51-BZ—Application, April 13, 1951, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Emily H. Selley, owner, to permit in a business use, C area district, the subdivision of lot into eight separate lots (Nos. 1, 2, 3, 4, 5, 6, 106 and 58) with each existing building exceeding the permissible area as to new lots, and new lots 1, 6, 106 and 58 not providing legal yards or courts, and with lot 58 exceeding permissible area for manufacturing; premises 1359-1363 (1377 displayed) Gates avenue and 357, 359, 361, 363, 363a, 365 and 367 Wilson avenue, northeast corner (Block 3334, Lots 1, 2, 3, 4, 5, 6, 106 and 58), Borough of Brooklyn.

732-41-BZ—Reopened January 9, 1951 as Volume II—re Application, December 1, 1950, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sinclair Refining Company, owner, to permit in a residence use district, the addition of motor vehicle repairs and the parking and storage of motor vehicles to existing gasoline service station, auto laundry, lubritorium, sale of accessories and office; premises 100-01 to 100-15 Beach Channel drive, 3-22 to 3-40 Beach 101st street, southeast corner and 3-31 to 3-37 Beach 100th street (Block 585, Lot 40), Rockaway Beach, Borough of Queens.

337-51-BZ—Application, May 9, 1951, under sections 7f and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Joseph DeRoss, owner, to permit in a business and residence use district, the change in occupancy from parking and storage of more than five motor vehicles, to storage garage for more than five motor vehicles, motor vehicle repairs, car washing, lubrication and office; premises 3315-3323 Tilden avenue and 390-400 East 34th street, northwest corner (Block 4904, Lots 38, 39 and 40), Borough of Brooklyn.

444-51-BZ—Application, June 19, 1951, under section 7c of the zoning resolution of Henry George Greene, applicant, on behalf of East River Service Center, Inc., owner, to permit in a residence use district, the change in occupancy from storage garage and motor vehicle repair shop by the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, motor vehicle repair shop and office; premises 495-499 Franklin D. Roosevelt drive, southwest corner of Delancey street, 26 Mangin street and 6 Broome street (Block 322, Lots 37, 50, 51, 52 and 53), Borough of Manhattan.

492-51-BZ—Application, July 11, 1951, under sections 7a and 7c of the zoning resolution of Howard H. Snyder, applicant, on behalf of 768 Corporation, owner, to permit in

CALENDAR

a residence use district, the enlarging of existing stores within the building by removing existing partitions of living quarters at rear of stores; premises 62 East End avenue, west side, 25 ft. 11 in. north of East 82nd street (Block 1579, Lot 24), Borough of Manhattan.

493-51-BZ—Application, July 11, 1951, under sections 7a and 7c of the zoning resolution of Howard H. Snyder, applicant, on behalf of 768 Corporation, owner, to permit in a residence use district, the enlarging of existing store within the building by removing the existing partitions of living quarters at rear of stores; premises 64 East End avenue, west side, 51 ft. 4½ in. north of East 82nd street (Block 1579, Lot 25), Borough of Manhattan.

541-51-BZ—Application, August 2, 1951, under sections 7a and 7c of the zoning resolution of Goldwater and Flynn, applicants, on behalf of ABC Television Company, Inc., owner, to permit in a residence and business use district, the change in occupancy from garage for more than five motor vehicles and showroom, to commercial uses (stores, offices, storage, paint and carpentry shops and garage for five cars); premises 2040-2052 Broadway, north-

east corner of West 70th street (Block 1142, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 2, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 2, 1951, at 10 o'clock in Room 1013, Municipal Buildings, Manhattan, on the following matter:

605-50-BZ—Application, August 3, 1950, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Vanhard Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and the sale of accessories for a term of fifteen years; premises 110-31 to 110-41 Horace Harding boulevard, 59-36 to 59-42 Van Doren street, northwest corner (Block 1970, Lots 39, 40 and 41), Corona, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 24, 1951, at 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, July 3, 1951, were approved as printed in the Bulletin of July 10, 1951, Vol. 36, No. 28.

ZONING APPLICATIONS

731-46-BZ

APPLICANT—Lama, Proskauer and Prober, for F. Franklin Perrine, owner.

SUBJECT—Application reopened June 26, 1951, for extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district for a term of years, the change of occupancy from public garage to factory.

PREMISES AFFECTED—35-38 to 35-44 30th street, west side, 143 ft. north of 36th avenue and 35-37 to 35-43 29th street (Block 341, part of Lot 6), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Charles S. Belden, Nathan Kalmen-son, Fannie Feigenbaum, N. Napolitano, Lillian Harrison, Anna Markoly and A. Ruggeri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 18, 1951, at 10 A.M. for owner to be present. The applicant stated that the tenant now in the building is the same tenant that occupied the building at the time the Board granted the original variance on June 10, 1947.

284-51-BZ

APPLICANT—Gustave Goldman, for Emily H. Selley, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution,

to permit in a business use, C area district, the subdivision of lot into eight separate lots (Nos. 1, 2, 3, 4, 5, 6, 106 and 58) with each existing building exceeding the permissible area as to new lots, and new lots 1, 6, 106 and 58 not providing legal yards or courts, and with lot 58 exceeding permissible area for manufacturing.

PREMISES AFFECTED—1359-1363 (1377 displayed) Gates avenue and 357, 359, 361, 363, 363a, 365 and 367 Wilson avenue, northeast corner (Block 333, Lots 1, 2, 3, 4, 5, 6, 106 and 58), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Opposition: L. H. Nathan, Joseph Tornab- Arthur Nathan, Josephine Moyles, Julie Bie- fert, Pauline Gaschehowiack and Alberta Pac-

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 25, 1951, at 10 A.M. for inspection and for applicant to furnish copy of letter from Department of Taxes and Assessments.

281-24-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Alt. R. Holding Inc., owner (David Condon, Inc., lessee).

SUBJECT—Application reopened June 26, 1951—re Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from public garage for more than five motor vehicles, to storage garage for more than five motor vehicles, servicing and repairs of new and used cars, lubrication, wheel alignments, accessory sales, parts department and office.

PREMISES AFFECTED—5908-5924 13th avenue, 1273-1283 60th street, northwest corner (Block 57, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Edmund J. Rot- ford and Thomas J. Walsh.

For Opposition: None.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (281-24-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober for Alt Rep-Holding Inc., owner, David Condon Inc., lessee, filed May 29, 1951 an application under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from public storage garage for more than five motor vehicles (previously granted by the Board) to storage garage for more than five motor vehicles, servicing and repairs of new and used cars, lubrication, wheel alignment, accessory sales, parts department and office, affecting premises 5908 to 5924 13th avenue, and 1273 to 1283 60th street, northwest corner (Block 5711, Lot 40), Borough of Brooklyn; and

WHEREAS, this application was reopened as Volume II on June 26, 1951 subject to regular procedure, to consider additional use; and

WHEREAS, a public hearing was held on this application on July 24, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 13th avenue, 60th street and the site are in a business use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 8, 1951 acting on Alt. Applic. 1285-51, reads:

"1. Proposed change of use within a business use district from public garage to 'Storage garage for more than 5 motor vehicles, servicing and repairing of new and used cars, lubrication, wheel alignment, parts dept., offices and sales' violates Art. II, Sec. 4a-15-29 Bldg. Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 feet $3\frac{1}{8}$ inches frontage by 100 feet in depth, on which is located a brick building of class 3 construction, having a frontage of 150 feet $3\frac{1}{8}$ inches on 13th avenue and 100 feet on 60th street, erected under N.B. 11185-24 for use as a public garage and that certificate of occupancy 30797 was issued for this use; that it is proposed to maintain the present use of storage garage and add the additional uses of servicing and repairs of new and used cars, lubrication, wheel alignment, parts department, offices and sales; that the present gasoline tanks and pumps will be maintained; and

WHEREAS, the applicant contends that inasmuch as the present uses were granted by the Board and as the community is in practically the same condition, the proposed additional uses do not present any hazards and will not affect the area, as all work is within the building; that there are additional non-conforming uses in this area: block 5698, lots 1 and 2, gasoline station; block 5712, lot 1, repair shop; block 5719, lot 1, repair shop, and block 5718, lot 33, gasoline station; that 13th avenue is a main auto highway leading across Brooklyn and as such the proposed repair use is entirely in keeping at this point; that the present vehicle entrances to building will be maintained, there being no entrances on 60th street, that there are no openings in any lot line walls so that the block or adjoining premises cannot be affected; and

WHEREAS the premises were inspected by a Committee of the Board; and

WHEREAS, the applicant states that Lot No. 38 is now being used for parking of cars waiting to be serviced under a permit issued by the Department of Housing and Buildings.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 6, 1924, by adding thereto:

"... that in the event the owner desires to occupy this building as a service station as an additional building for a Ford agency now directly across 13th avenue, such change of use may be permitted and such servicing and repairing may be permitted only as is usual in connection with new and used cars dealt in by an agency, including lubrication, wheel alignment, accessory sales and storage of parts, on condition that the building shall not be increased in height or area; that in all other respects the building and use shall comply with all laws, rules and regulations applicable thereto, other than as modified by the resolution adopted on May 6, 1924, as amended by resolution adopted this day; that vacant lot No. 38, adjoining to the north and under the same ownership, shall be used only as proposed for the parking and storage of cars, dealt in by the agency, awaiting servicing; that there may be a door installed in the northerly wall of this building for entrance to such parking Lot No. 38; that such opening however shall continue only so long as parking on Lot 38 is maintained in accordance with the requirements of this resolution other than as modified this day under Cal. 456-51-A; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

655-24-BZ—Vol. III

APPLICANT—Fred C. Dahlem, for Cosmetology Publishing Corp., owner.

SUBJECT—Application reopened April 10, 1951—re Application (decision of borough superintendent) under section 7c of the zoning resolution, to permit in a structure located in a residence and business use district, using more of floor space for manufacturing than is permitted.

PREMISES AFFECTED—3837-3839 White Plains road, west side, 75.31 ft. south of East 221st street and 84 East 221st street (Block 4655, Lot 42), Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Opposition: W. A. Cannon, W. Tresler, Mrs. Trumpler, A. Betke, Louis Leporat and William Welk.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (655-24-BZ—VOL. III)

WHEREAS, Fred C. Dahlem, for Cosmetology Publishing Corp., owner, filed March 9, 1951 an application under section 7c of the zoning resolution, to permit in a structure located in residence and business use districts, the extension of a business use from the business use district into the residence use district, using more floor space for manufacturing than is permitted (previously granted by the Board, for the extension of the theatre building into the residence use district and later denied for the change of occupancy from moving picture theatre to store and bowling alleys), affecting premises 3837 to 3839 White Plains road, west side, 75.31 feet south of East 221st street and 84 East 221st street (Block 4655, Lot 42), Borough of the Bronx; and

WHEREAS, this application was reopened as Volume III on April 10, 1951 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on June 26, 1951 after due notice by publication in the Bulletin, and laid over to July 24, 1951, for inspection and decision without further argument; and

MINUTES

WHEREAS, the district maps accompanying the zoning resolution show that White Plains road is in a business use, C area, class 1¼ height district; East 221st street and the site are in residence and business use, C area and class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 9, 1951 acting on Alt. Applic. 102-51, reads:

"1. The proposed extension of Commercial use into a Residence District is contrary to Section 3 of the Zoning Resolution.

2. In a Business District, the area occupied for manufacturing must not exceed limits specified in Section 4, Subd. 52(c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 46.5 and 10 feet frontage, by 180.01 and 72.3 feet in depth, on which is located a building 40 feet front by 180 feet in depth, 1 and 2 stories, 20 feet in height, for class 3 construction, presently used for business in business use district portion of lot, and vacant in residence use portion of lot (rear 80 feet), formerly used as a theatre for which certificate of occupancy 51-26 was issued; that it is proposed to use the rear portion of building (80 feet) which extends into residence use district for business uses, by erecting an extension of existing 2nd floor to the rear of site; and

WHEREAS, the applicant contends that the original building was erected as a moving picture theatre in 1914 and at that time the building was approximately 40 feet wide by a depth of 80 feet; that in May 1916 the building was extended by 50 feet in depth, thereby extending 30 feet beyond what was subsequently to become upon adoption of the zoning resolution the boundary between the business and residence district; that in 1924 the building was extended an additional 50 feet into the residence area and to the full depth of the 180 foot lot and that this last extension was authorized by the Board; that subsequently (about 1935) the then existing use of the premises was discontinued due to the economic conditions then prevailing and the building was thereupon abandoned as is indicated by Unsafe Building Order 471-45; that the building has now been salvaged for business use to the available limits permitted by the zoning resolution but that these limits are such that approximately 45% of the building is vacant; that this is not only a potential fire hazard and an invitation to vandals, but also imposes a serious hardship on the owner who is required to pay taxes, insurance, assessments, maintenance, etc., on the property, much of which he cannot use, and because of this cannot obtain a suitable mortgage; that the rear 80 feet of the building which extends into a residence district was erected for a non-conforming use with proper legal sanction; that the building as a whole, but more particularly the part extending into the residence district, is not suitable for the conforming residential use, nor is it feasible to alter it to such use; and

WHEREAS, the applicant further contends that the strict application of the zoning resolution to the non-conforming part of the building results in an inequity; that as a result of the depression of the 1930's it became necessary to abandon the non-conforming use as a theatre and that nearly half of the building thus became an economic waste; that there is no quarrel with the Board's denial of the 1946 application for bowling alleys recognizing that because of noise and late hours such a use is not suited to a residence district; that if possible some other relief within the Board's powers should be granted and since the presently proposed non-conforming use is less objectionable from a residence neighborhood viewpoint than the one which is being lapsed, it is respectfully contended that this is a proper method of relieving the owner of the hardship engendered by the operation of the zoning resolution; that the arrangement of the main stairs and means of ingress and egress is such that under usual conditions all business deliveries and other activities will be conducted from the White Plains road entrances which lie entirely in the business district; that the stairway and exit leading to the 10 foot wide alley on

221st street is intended to be used only as a second (emergency) exit; that the owners proposed to post the doors leading to these stairs with a notice that such exit is to be used only in case of fire or other emergency and that all business is to be conducted via the entrance and exit leading to White Plains road; that it is intended to install approved panic bolts on the doors leading to the 221st street alley so as to limit these doors to emergency use; that the net effect upon the surrounding neighborhood of such an arrangement will be the same as if the business proposed to be conducted in the residential area were conducted in the business area; that insofar as the proposed use affects the neighborhood it makes no difference whether the business is conducted in the existing excess envelope of the building which now extends into the residence area or whether the excess be lifted out of the residence area and placed as a 3rd and 4th story on top of the existing two stories of the building which is now in the business district; that the amount of business which would then be permitted in the building would be the same as now proposed; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the application should be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 16, 1924, by adding thereto:

"that in the event the owner desires to occupy the space formerly occupied as a theatre for manufacturing, as to the space proposed and as indicated on plans filed with this application, marked 'Received March 9, 1951' (4 sheets), such change of use may be permitted, on condition that the building shall not be increased in height or area; that the building in all other respects shall comply with all the requirements of the zoning resolution therefor; that the existing door opening to driveway leading to East 221st street shall not be used for any delivery or receipt of merchandise, but shall be used solely as a required emergency exit from the factory; that no windows not already existing in the side walls of this portion of the building shall be constructed; that such windows as exist on the side or rear lot lines shall be removed and glass block as approved for exterior walls substituted therefor; that the type of manufacturing shall be substantially as proposed and not of a type that will add noise, dust or fumes to the area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto where not inconsistent with the resolution as adopted by the Board on September 16, 1924 and as herein permitted; that all permits required shall be obtained and all work completed within six (6) months from the date of this amended resolution."

599-31-BZ—Vol. III

APPLICANT—Jacob J. Gloster, for Ideal Cleaners and Dyers, Inc., owner.

SUBJECT—Application reopened October 3, 1950—re Application (decision of the borough superintendent, under sections 7c and 21 of the zoning resolution to permit in the residence use portion of a plot located in a business and residence use, B area district, the extension of a building to be used for shipping and storage of dry cleaning plant, using more than the area permitted.

PREMISES AFFECTED—99 Kosciusko street, north side, 100 ft. east of Nostrand avenue, and 237-239 Nostrand avenue (Block 1779, Lots 91, 2 and 3), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob J. Gloster and S. Friedman
For Opposition: Louis J. Caliguiri and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

MINUTES

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (599-31-BZ—Vol. III)

WHEREAS, Jacob J. Gloster, for Ideal Cleaners and Dyers, Inc., owner, filed September 11, 1950 an application under sections 7c and 21 of the zoning resolution, to permit in the residence use portion of a plot located in business and residence use, B area districts, the extension of a building to be used for shipping and storage by a dry cleaning plant, using more than the area permitted, affecting premises 9 Kosciusko street north side, 100 feet east of Nostrand avenue and 237-239 Nostrand avenue (Block 1779, lots 2, 91 and 91), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. III on October 3, 1950, subject to the regular procedure, to consider extension of the building and use; and

WHEREAS, a public hearing was held on this application on July 3, 1951, after due notice by publication in the Bulletin; and over to July 10, 1951, at request of representative for objectors; then laid over to July 24, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Nostrand avenue is in a business use, B area, class 1½ height district; Kosciusko street and the site are in residence and business use, B area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 29, 1951, acting on Alt. Applic. 2851-50, reads:

"1. The extension as proposed exceeds the area permitted in a residence use, "B" area district by Art. IV, Sect. 12, of the Zoning Resolution.

2. The extension of a building for use of shipping and storage accessory to adjacent dry cleaning plant in a residence use district is contrary to the Zoning Res., Art. II, Sect. 3."

and
WHEREAS, the applicant states that the premises consist of a plot, 25 and 50 feet frontage by 100 feet and 100 feet depth (irregular) on which are located two buildings, 50 feet by 100 feet, 3 stories in height, of class 3 construction, facing on Nostrand avenue, used as a dyeing and cleaning establishment, for which certificate of occupancy 1939-32 has been issued; that there is a shed on the lot facing Kosciusko street and a one-story building 25 feet by 40 feet, of class 3 construction; that it is proposed to cover up the balance of the vacant space, not changing the front wall in any respect nor using the present door for any deliveries or receiving of materials except possibly as an emergency fire exit; and

WHEREAS, the applicant contends that on the present lot 99 Kosciusko street, there is a building in the rear which being used in connection with the dry cleaning plant and there is also a wooden shed and a number of tanks; that in front of that property on the present lot, there is a front wall with a door, which was built many years ago; that in permitting the enclosure of the balance of this lot, no harm will be done to any one in the neighborhood; that the present shed and dry cleaning tanks will be removed and placed inside of the dry cleaning plant; that the present front will be retained as is and will not be raised; that a roof and supporting walls will be erected and the entire space will be used for the handling and storing of finished garments; that this will be a better condition than exists present; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant under section 7c of the zoning resolution and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2851/50 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

1015-41-BZ

APPLICANT—Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application reopened June 19, 1951, for extension of time to complete—re Application (decision of the borough superintendent), under section 7c of the building zone resolution, to permit partly in a business use and partly in a residence use district, the extension and reconstruction of an existing gasoline service station.

PREMISES AFFECTED—1200 Victory boulevard and 1262 Clove road, southwest corner (Block 651, Lots 8 and 12), West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Nathan Gotthoffer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended to complete work.

THE VOTE TO EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1015-41-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, the extension and reconstruction of an existing gasoline service station, affecting premises 1200 Victory boulevard and 1262 Clove road, southwest corner (Block 651, Lots 8 and 12), West Brighton, Borough of Richmond, was granted by the Board May 5, 1942, on certain conditions; and

WHEREAS, plans were approved April 3, 1943 under the terms of the resolution; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended April 25, 1950; and

WHEREAS, the applicant requested a further extension of time, which had expired by time limitation; and

WHEREAS, this application was reopened on June 19, 1951 and set it for hearing July 24, 1951, at 10 A.M., waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on July 24, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated June 27, 1951, re amendment to NB 457/41 and Misc. 754/41, which reads:

"1. The request for an extension of approval for one year of this new building application to permit the rearrangement, extension and reconstruction of an existing gasoline service station is hereby denied for the reason that the resolution of the Board of Standards and Appeals Cal. No. 1015-41-BZ, under which the approval was granted expired on April 25, 1951 and the construction of a gasoline service station on a plot located partly in a business-1 use district and partly in a residence use district is prohibited by Sections 3 and 4-a (46) of the Zoning Resolution."

and

WHEREAS, the applicant states that all plans have been approved by the Department of Housing and Buildings, but no work has been started.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 5, 1942, as thereafter amended by resolutions adopted through April 25, 1950, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

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"... that in view of the statement by applicant that plans have been approved by the Department of Housing and Buildings but no work has been commenced, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. 457-41)."

890-42-BZ

APPLICANT—Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application reopened June 19, 1951, for extension of time to complete—re Application (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the alteration and extension of an accessory building (used as office, lubricatory, car washing, brakes and repairs) upon a plot occupied as a gasoline service station and also, upon the unrestricted use part of the plot, used for parking of more than five motor vehicles.

PREMISES AFFECTED—378-394 Coney Island avenue, 86-90 Kermit place, southwest corner and 843-849 Caton avenue, northwest corner of Coney Island avenue (Block 5322, Lots 80 and 84—Lot 84, formerly known as Lots 84 and 85), Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan H. Gotthoffer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended to complete work.
THE VOTE TO EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert, and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (890-42-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting partly in a business use and partly in an unrestricted use district, the alteration and extension of an accessory building (used as office, lubricatory, car washing, brakes and repairs) located upon a plot occupied as a gasoline service station and, also, upon the unrestricted use portion of the plot used for parking more than five (5) motor vehicles affecting premises 378-394 Coney Island avenue, 86-90 Kermit place, southwest corner and 843-849 Caton avenue, northwest corner of Coney Island avenue (Block 5322, Lots 80 and 84); (Lot 84 was formerly Lots 84 and 85), Borough of Brooklyn, was granted by the Board April 27, 1943, on certain conditions; and

WHEREAS, the plans required to be filed with the Board under the resolution adopted April 27, 1943, were duly approved July 13, 1943; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended April 25, 1950; and

WHEREAS, the applicant requested a further extension of time, which had expired by time limitation; and

WHEREAS, this application was reopened on June 19, 1951, and set for hearing July 24, 1951, at 10 A.M., waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin to extend time to complete under section 22A; and

WHEREAS, a public hearing was held on this application on July 24, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated June 29, 1951 re amendment to Alt. Applic. 3257-42, reads:

"1. The time limit set by the resolution of the Board of Standards and Appeals as amended Apr. 25, 1950 B.Z.-890-42, has expired. Therefore:

The construction of an extension within a business use district of a gasoline service station with accessory

uses of office, lubricatory, car washing and repairs is contrary to the Zoning Resolution. Art. 2, Sect. 4-(a) (29) & (46)."

and

WHEREAS, the applicant states that plans have been approved by the department of housing and buildings but no work has been started; and

WHEREAS, the premises and area were inspected by a committee and it was found that the premises are unlawfully occupied as part of the adjoining gasoline station which the Board permitted to be extended under the terms of the resolutions adopted and which have not been complied with.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 27, 1943, as thereafter amended by resolutions adopted through April 25, 1950, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... in view of statement by applicant that plans have been approved by the Department of Housing and Buildings but that no work has been commenced, that all permits required shall be obtained and all work completed within the requirement of Section 22A of the zoning resolution (Alt. Applic. 3257-42)."

1006-46-BZ—Vol. II

APPLICANT—Harry B. Lindberg, for The Borden Co., owner.

SUBJECT—Application reopened May 22, 1951—re Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from dairy plant (milk bottling), stable, storage and the parking of more than five motor vehicles and trailers, and storage to manufacturing of dairy products (ice cream and syrups) using more than permitted area for manufacturing use.

PREMISES AFFECTED—2840-2862 Atlantic avenue, 181-207 Schenck avenue, southeast corner and 250-272 Barbey street (Block 3964, Lots 4, 5, 6, 8, and 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: T. J. Mahoney and Harry B. Lindberg.

For Opposition: G. F. Perkins.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative 0

THE RESOLUTION (1006-46-BZ—Vol. II)

WHEREAS, Harry B. Lindberg for The Borden Company, owner, filed April 30, 1951 an application under sections 7a and 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from dairy plant (milk bottling), stable, storage and the parking of more than five motor vehicles and trailers, and storage to manufacturing of dairy products (ice cream and syrups) using more than permitted area for manufacturing use, affecting premises 2840 to 2862 Atlantic avenue, 181 to 207 Schenck avenue, southeast corner, and 250 to 272 Barbey street (Block 3964, Lots 4, 5, 6, 8 and 23), Borough of Brooklyn; and

WHEREAS, this application was reopened as Volume II May 22, 1951 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on July 24, 1951 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning re-

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lution show that Atlantic avenue is in a business use, C area, class 1 height district, and that Barbey street, Schenck avenue and the site are in a residence and business use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 13, 1951 acting on Alt. Applic. 972-51, reads:

"1. Changing occupancy from dairy plant, stable & storage, to manufacturing in Business & Resid. use district is contrary to sect. 3, Art. II Zone Resolution.

2. Area for manufacturing use in a business use district should comply with Sect. 4c, Art. II of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 200.8 feet frontage by 201 feet and 235 feet in depth (irregular); that the buildings are indicated upon the plot plans as A, B, C and D; that building C is a three-story structure occupying the whole block front facing on Atlantic avenue between Schenck avenue and Barbey street used for the manufacturing and processing of dairy products, bottling and distribution; that building D is a one story building directly to the rear of building C, used for loading purposes; that buildings A and B are three-story former stable buildings directly to the rear of building D; that the buildings are adjoining and interconnected at the ground floor level; that it is proposed to continue to manufacture dairy products in building C; to occupy building D for loading purposes; to extend manufacturing into buildings A and D; to continue to occupy the parking lot to the rear of the buildings for company and employee trucks and cars; to request the acceptance of existing building areas now contrary to present codes and existing exit facilities together with new exits to be provided; and

WHEREAS, the applicant states that building A is of class 1 construction, three stories, with a fireproof enclosed stairway from 1st to 3rd floors located at the northeast corner of the building, discharging into the loading building and thence to Barbey street at grade level; that there is also a fireproof stairway located at the west side of the building leading from the 2nd floor to the roof; that it is proposed to remove the present horse ramp from the 1st floor to the 2nd floor and to fill in the opening at the 2nd floor; that it is further proposed to install new belt and vertical type conveyors from 1st to 3rd floors for the transfer of materials and to provide the necessary openings and enclosures for same and to construct new passageways at the 2nd and 3rd floor levels between buildings A and C, above building D; that building B is a three story brick structure of mixed construction; that the 2nd floor consists of a 4 inch concrete slab supported upon steel beams without fireproofing; that the 3rd floor and roof consists of 3 inch wood planking supported upon unprotected steel beams; that access to building A at the 2nd and 3rd floor levels is through openings provided with fire doors; there is also an existing open steel and concrete bridge between buildings B and C at the 3rd floor level used for the transfer of materials only; that it is proposed to construct a new enclosed fireproof stair at the southwest corner of the building leading from 1st floor to roof and discharging directly into Schenck avenue at grade; that there is no cellar; that there is an existing standpipe system in buildings A and B; that since the combined area of these buildings is less than 10,000 square feet and egress is provided at either ends to the street, acceptance of these facilities is requested; that Building D will continue to be used for loading purposes; that it is a paved area covered by a roof consisting of steel trusses, corrugated iron and copper and wire glass skylights; that it is proposed to extend present loading platforms here; that proposed alterations in building C will consist of interior partition changes, the installation of new and larger steel windows in certain rooms replacing present openings and the installation of new floor and wall finishes; that mechanical and plumbing services will be modernized; that the existing mezzanine contains storage tanks only and no one will be permanently employed here,

except for an occasional visit; that adequate new toilet and rest room facilities, locker rooms, etc., are provided; that it is further proposed to reinforce the second floor of building A by the installation of new steel beams and columns at the mid point of existing spans; that the floors of all other buildings are adequate for the proposed usage under the code; and

WHEREAS, the applicant contends that these buildings were all erected before the zoning resolutions were in effect; that from 1916 to May 15, 1941 all of this area was in the unrestricted use classification and that all of the Borden Co. property was acquired prior to this time; that in 1941 this district was changed to business use along Atlantic avenue and residential use along the side streets; that the block in which this property is located is predominantly industrial in character and the requested extension of manufacturing into present buildings located upon the same lot is in keeping with the general neighborhood; that the present request does not contemplate the expansion of present buildings upon the plot beyond the construction of connecting passages between buildings at the 2nd and 3rd floor levels; that it is proposed to renovate the present buildings and to adapt them to changing requirements of the owner's business; that it is desired to install newer and more modern processing equipment but that the structural limitations of the present plan building are insurmountable and it is therefore proposed to locate certain plant operations in the former stable buildings A and B; that denial of this application will be a hardship to the Borden company as all of the property was acquired when this area was in an unrestricted use, with the expectation of providing for future expansion, and represents a large capital investment; that it is desirable that this operation be located in this vicinity, being part of a distribution system in existence for many years; that it is increasingly difficult, under present zoning regulations, to obtain industrial sites or to expand existing facilities when of the size of the property involved; that it would also be a hardship for employees, many of whom are skilled in their particular occupations with many years of service with the company, if the business was forced to locate elsewhere; that granting this request will be of benefit to the neighborhood because the property will be renovated, improving property values; and

WHEREAS, the applicant states that the total floor area in building C is 48,594 square feet and that the proposed area for manufacturing is 30,375 square feet; that the total lot area in business zone (balance residence) is 20,000 square feet and that the excess of manufacturing over lot area is 10,375 square feet or 52%; that manufacturing area in residence zone is 9700 square feet; that the loading building which is in business and residence zone occupies 7800 square feet; that the total ground floor areas of all buildings is 31,100 square feet and that the total area of the lot is 43,600 square feet; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions a and c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7a and 7c thereof, to permit the extension of the factory use, as proposed and as indicated on plans filed with this application marked "Received April 30, 1951," 9 sheets, and "June 12, 1951," 3 sheets, and "July 5, 1951," 6 sheets, *on condition* that the building shall not be increased further in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board this day under Cal. 374-51-A; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution and a superseding certificate of occupancy shall be obtained.

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561-47-BZ—Vol. II

APPLICANT—Max Horn, for Franklin National Bank, owner.

SUBJECT—Application reopened May 29, 1951—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use, D area district, the erection and maintenance of a building using more than the area permitted.

PREMISES AFFECTED—127-08 to 127-18 Merrick boulevard, west side, 65.31 ft. south of 127th avenue (Block 12528, Lot 105), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Albert Sacco.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (561-47-BZ—Vol. II)

WHEREAS, Max Horn for Franklin National Bank, owner, filed April 17, 1951 an application under section 7c of the zoning resolution, to permit in the retail use district portion of a lot located in a residence and retail use, D area district, the erection and maintenance of a building using more than the area permitted (previously granted by the Board the extension of existing factory building using more than the area permitted), affecting premises 127-08 to 127-18 Merrick boulevard, west side, 65.31 feet south of 127th avenue (Block 12528, Lot 105), Springfield Gardens, Borough of Queens; and

WHEREAS, this application was reopened as Volume II on May 29, 1951 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on July 24, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Merrick boulevard is in a retail use, D area, class 1 height district; 127th avenue and the site are in residence and retail use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 13, 1951 acting on Alt. Applic. 261-47, reads:

"1. Secure approval of B of St. for proposed change of use as building was approved by B of St. and A under Cal. 561-47 B.Z.

3. Building is excessive in area for D zone contrary to sect. 14 of zone resolution.

4. Secure approval of B of St. and A for extension of time to complete building."

and

WHEREAS, the applicant states that the premises consist of a plot, 177.63 feet frontage by 100 feet in depth (irregular) on which is an unfinished building 184 feet 11 inches front by 75 feet 3 inches in depth (irregular) to be 1 story, 15 feet in height, of class 3 construction, started as a factory, auto sales and repair shop; that it is proposed to complete the building and to use it all for factory use; and

WHEREAS, the applicant contends that on November 15, 1949 the Board granted the variance to divide the premises into two separate parcels; that the corner parcel was sold about six months ago and has been altered and is now used for auto repair shop, auto sales room, etc.; that the other part was sold by the Franklin National Bank on condition that the time for completion be extended and the entire 1st floor be usable for factory; that with the object of getting an extension of time and adjust the use on the 1st floor

from factory, auto repair shop and auto sales room to factory for that entire floor, revised plans were filed in the department of housing and buildings by amendment, with plot plan for the premises; that this plot plan, parcel A, is substantially like the one on which the Board acted on November 15, 1949; that objection No. 1 is based on the request to permit the entire 1st floor to be used for factory because parcel B was sold about 6 months ago and is no longer used for factory; that it is undesirable to have two competing uses and that it is in reality an interchange of uses as the area within parcel A to be used for factory in lieu of the auto repair shop is very much less than the factory area abandoned in parcel B; that the division of the original premises and buildings into parcels A and B was granted by the Board for identically the same land and building divisions; that the land area within the business portion is 19,916 square feet and the building area is 11,300 square feet; that the permissible area of 55% in a D District is 10,945 square feet which is only about 355 square feet in excess and it is respectfully requested that a variance for this small excess area be granted; that the owner could not hold the property so that Franklyn Square National bank had to take it over; that they sold corner parcel B within the time limit but could not find a suitable purchaser until now, and because of this situation, the Board is requested to grant an extension of one year to assemble the materials and complete the building.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 17, 1948, as thereafter amended by resolutions adopted by the Board on November 15, 1949, by adding thereto:

"... that in the event the new owner desires to construct the proposed building as a separate building, formerly proposed and permitted as an extension of the existing building on the same lot to the east and to reduce the area of the plot, all as proposed and as indicated on plans filed with this application marked 'Received April 17, 1951,' 1 sheet, and 'June 15, 1951,' 5 sheets, such construction and use may be permitted under section 7c as to use, and under Section 21, as to area, for factory use throughout on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 461-51A; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

308-50-BZ

APPLICANT—Lama, Proskauer and Prober, for John E. McKenna, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair, sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—238-248 Hamilton avenue southwest corner of Henry street and 63-77 Nelse street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, and 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Samuel Bodian, Dep't. of Parl.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Plans approved and conditions imposed.

THE VOTE TO APPROVE PLANS AND IMPOSE CONDITIONS—

Affirmative: Commissioners Kleinert and Keating and Chief Deputy Guinee..... 3

Negative 0

Not Voting: Chairman Murdock..... 1

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THE RESOLUTION (308-50-BZ)

WHEREAS, Lama, Proskauer and Prober for John F. McKenna, owner, filed May 4, 1950, an application under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories, and office, and to permit the parking of cars waiting to be serviced, affecting premises 238 to 248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on September 19, 1950, after due notice by publication in the Bulletin, and laid over from time to time and last laid over to February 27, 1951, pending receipt of report from the Director of Traffic—no further adjournment; and

WHEREAS, the district maps accompanying the zoning resolution show that Hamilton avenue and Henry street, are in a residence use, C area, class 1 height district; Nelson street is in a residence use, C and D area, class 1 height district; the site is in a residence use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 13, 1950 acting on N.B. Applic. 557-50, reads:

"1. Gasoline service station, lubritorium, minor repairs, car washing, office and sales, boiler room, parking of cars awaiting to be serviced in a residence use district is contrary to Article II, Section 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet, 55 $\frac{1}{8}$ inches frontage by 125 feet, 55 $\frac{1}{8}$ inches in depth (irregular), presently vacant; that it is proposed to erect a building 64 feet front by 30 feet in depth, one story, 14 feet in height, of class 3 construction, to be used in conjunction with proposed gasoline service station for lubritorium, car washing, motor vehicle repairs, accessory sales, boiler room and office; that it is further proposed to permit the parking of cars waiting to be serviced; that it is further proposed to install ten 550-gallon gasoline tanks and approved dispensing pumps, with three curb cuts on Hamilton avenue; and

WHEREAS, the applicant contends that the use district maps accompanying the building zone resolution show that the property is zoned as a residence use district, a class 1 height district and a C area district; as of July 25, 1916 the property within 100 feet of Hamilton avenue was in a business use district and was changed to its present designation October 15, 1947; that the entire area is in an extremely rundown condition and the modern, clean appearance of the proposed gasoline service station will do much towards improving and helping the entire community and be in accordance with any future development that may take place; that the site is located along the Brooklyn Battery Tunnel approach and is a required service to the viaducts connecting to said approach; that it would be impractical to erect a conforming use of a dwelling along this busy auto lane due to the noise, fumes and traffic; that the high assessed value of the land makes it mandatory to develop at this time with a gasoline station use, so that retention of the land and the payment of taxes would be possible; that the plot is irregular in shape and a greater portion of the site could not be used for home development; that in the same block as the site and within the affected area lot numbers 6, 7, 8, 10, 11, 12 and 39 are owned by the same owner as the site; that within the affected area there are many non-conforming uses as follows: Block 521, lot 1—store; block 520, lot 26—factory and garage; block 526, lots 10, 11 and 12—storage of building material, and block 526, lot 24—store; that as the Brooklyn Battery approach and Hamilton avenue are recently erected and will bring new auto traffic to the area and the present non-conforming uses above are present, the community will never develop along residential lines and will further deteriorate if the proposed use is not established as the first new modern construction in the area; and

WHEREAS, this application was granted by the Board on February 27, 1951, subject to conditions to be imposed after the filing of revised plans.

Resolved, that the Board of Standards and Appeals does hereby *approve* the plans marked "Received July 13, 1951," 2 sheets, as in substantial compliance with the requirements of the resolution as adopted by the Board February 27, 1951, *on condition* that the premises shall be graded substantially to the grade of Hamilton avenue and Nelson street and shall be arranged substantially as indicated on such revised plan marked "Received July 13, 1951," that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the accessory building shall comply in all respects with the requirements of the Code therefor; that openings to Nelson street shall be filled with glass blocks of a type as approved for exterior walls; that the exterior of the building shall be faced throughout with face brick; that no pumps shall be erected nearer than 10 ft. to the street building lines; that planting shall be maintained with suitable material properly protected with 6 in. concrete curb toward the intersection of Nelson street and Hamilton avenue and Henry street, as indicated; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line where indicated of two post standards for supporting signs, which may be illuminated, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not more than 4 ft.; that the curb cuts shall be of the width and location as indicated on such plans; that the number of gasoline storage tanks shall not exceed ten (10) 550 gallon tanks; that along the rear line of the premises there shall be erected a brick wall not less than 5 ft. 6 in. in height and properly coped running continuously from Nelson street to Hamilton avenue except that such wall may be reduced to a height of not less than 4 ft. 6 inches within 10 ft. of the street building line of Hamilton avenue; that a similar wall shall be constructed along the Nelson street building line for the distance as shown; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

342-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morris Bros. Estates, Inc., owner.

SUBJECT—Application reopened May 1, 1951—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use portion of a plot, located in a residence and business use district, the parking of motor vehicles for patrons use.

PREMISES AFFECTED—9701-9713 Church avenue and 477-499 Rockaway Parkway, northeast corner (Block 4694, Lots 6, 7, 8, 12 and 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (342-50-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober, for Morris Bros. Estates, Inc., owner, filed April 6, 1951, an application under section 7h of the zoning resolution, to permit in the residence use portion of a plot, located in residence and business use districts, the parking of motor vehicles for

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patron's use, affecting premises 9701 to 9713 Church avenue and 477 to 499 Rockaway parkway, northeast corner (Block 4694, Lots 6, 7, 8, 12 and 13), Borough of Brooklyn; and

WHEREAS, this application was reopened as Volume II, on May 1, 1951, subject to regular procedure, to consider an additional proposal as to parking; and

WHEREAS, a public hearing was held on June 26, 1951, after due notice by publication in the Bulletin, and laid over to July 24, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Rockaway parkway is in a residence and business use D area and Class 1 height districts; Church avenue is in a business use, C and D area, Class 1 height district; the site is in residence and business use, C and D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 4, 1951, acting on Alt. Applic. 554-51, reads:

"1. Parking of motor vehicles for patron's use in a residence use portion of a lot in a business and residence zone is contrary to Art. 2, Sec. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 114 ft. 1 in. front by 200 ft. in depth, irregular, on which is located a building 91 ft. 9 $\frac{3}{8}$ in. front by 100 ft. in depth, two stories, 28 ft. in height, of Class 3 construction, presently used as an office, chapel, repose rooms, showroom, embalming room and loading space for which Certificate of Occupancy 116258-46 (Alt. 1674-44) and P.A. 69-46 have been issued; and

WHEREAS, the applicant contends that it is intended to maintain the present building and its present legal uses as above described and add a new extension at the side of the present building, said extension will have a frontage of 22 ft. 3 $\frac{5}{8}$ in. on Church avenue and be 79 ft. irregular in depth; that the 1st floor of the proposed extension will be used as a casket showroom, offices, nightman's room and storage of two hearses; that the 2nd floor of proposed extension will be used for additional repose rooms and toilets; that said extension will be of brick, Class 3 construction to match present building and will do much towards improving the appearance of the street by removing the unsightly side alley; that all of these uses as proposed are permissible in a business zone; that the balance of the site at the rear of the premises will be used for the parking of patrons cars; that a 5 ft. high woven wire fence will be erected on all building and lot lines and a 5 ft. wide planted area will also be maintained along said fence; that the portion of the property within 100 ft. of Church avenue is zoned as a business district and the remainder is in a residence district; that the portion of the property within 100 ft. of Rockaway parkway is zoned as a C district and the remainder is in a D district and was rezoned to its present area designations on June 17, 1926; that the use and height designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that the premises to the north is vacant, Lot 16, but will be adequately protected by planting; that the plot to the east is adjoined by private garages built directly on the lot lines so that the proposed parking cannot effect these lots (Nos. 74, 75, 76, 77 and 78); that Lot 67 to the east which has its rear yard adjoining the site will also be adequately protected by the proposed planted area; that this parking area will only be used during the time services are held in the funeral chapel and said lot cannot be likened to a commercial parking lot; that the parking facilities are vitally required as it is impossible to find any parking area in the vicinity to take care of the patrons and much street traffic will be taken off the street to the advantage of the entire area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate

case in which to exercise discretion to grant under section 7, subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h, solely as it relates to the plot proposed for parking of cars, as proposed and as indicated on plans filed with this application, marked "Received April 6, 1951" (8 sheets) and "July 2, 1951" (1 sheet), *on condition* that the plot shall be leveled substantially to the grade of Rockaway parkway and shall be surfaced with clean gravel or steam cinders and treated with a binder and graded so as to provide surface drainage; that there shall be constructed and maintained on the interior lot lines to the north and east, a woven wire fence of the chain link type, not less than 5 ft. in height above a 6 in. concrete base with no openings therein to adjoining premises; that along the street line of Rockaway parkway a similar fence shall be erected with not more than two entrances therein, each not to exceed 15 ft. in width with curb cut opposite of similar width, located as shown; that parking shall be solely for cars belonging to employees and patrons of the adjoining funeral establishment; that during the term of this variance, this portion of the premises shall be occupied for no other use and no building shall be erected thereon; that no sign shall be erected except one attached to the fence at the entrance, advertising the private use of this parking lot and such other information as the commissioner of licenses may require; that the sidewalk and curbing in front of the premises shall be restored to the satisfaction of the borough president; that landscaping shall be maintained in the areas where shown; such landscaping shall be of a suitable type and protected with a 6 in. by 6 in. concrete curbing, as proposed and shown; that nothing in this resolution has any reference to the proposed extension of the building; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

107-51-BZ

APPLICANT—Eli B. Rabineau and Sam J. Glaberson, for Dr. Abram Sohmer, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, E-1 area district, the extension to existing one family dwelling and physician's office nearer to street line than is permitted.

PREMISES AFFECTED—87-02 144th street, southwest corner of 87th avenue (Block 9701, Lot 6), Jamaica Borough of Queens.

APPEARANCES—

For Applicant: Eli B. Rabineau and Sam J. Glaberson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative

THE RESOLUTION (107-51-BZ)

WHEREAS, Eli B. Rabineau and Sam J. Glaberson, for Dr. Abram Sohmer, owner, filed February 16, 1951 a application under section 21 of the zoning resolution, to permit in a business use, E-1 area district, the extension to existing one-family dwelling and physician's office nearer to the street line than is permitted, affecting premises 87-02 144th street, southwest corner of 87th avenue (Block 9701, Lot 6), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 10, 1951, after due notice by publication in the

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Bulletin, and laid over to July 24, 1951, for inspection and decision; applicant to file revised plans and also plan showing other houses on the corner in relation to street line, courts and yards; and

WHEREAS, the district maps accompanying the zoning resolution show that 87th avenue is in residence and business use, E-1 area, class 1 height districts; 144th street and the site are in a business use, E-1 area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 17, 1951, acting on Alt. Applic. 2756-50, reads:

"1. The erection of the proposed 1 story extension as indicated on the plan is contrary to Art. IV, Par. 15A(c)."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage by 100 feet in depth, on which is located a one-family dwelling and physician's office, 18 feet front by 63 feet in depth on 1st floor, 35 feet in depth on the 2nd floor, 25 feet in height, of class 4 construction; that the extension planned in this application is shown to be 4 feet from the property line and is 18 feet wide (same as main portion of present building); that the lot is only 25 feet wide and if an attempt were made to comply (set back 15 feet) the resulting portion of building would be inadequate for use as intended; that this building was erected before the area was rezoned and was then set 4 feet in from the line on the side street; that the extension planned here is shown on the same line as the present building; that most of the other buildings in the neighborhood are built very close to the lot lines and that this new extension does not project beyond any other buildings on the same street; that the neighborhood is substantially built up with existing houses which appear in good condition and there are virtually no empty lots on which new buildings might be erected which could be adversely affected by this condition; and

WHEREAS, the applicant contends that the owner is a doctor who established himself in this neighborhood five years ago as a general practitioner and in the main, serves the surrounding area, and is now well established; that it has become necessary to rearrange and increase his working space and install mechanical equipment necessary to a well equipped medical office in order to better serve his patients; that the entire new extension is devoted to rooms to be used exclusively for the examination, diagnosis and treatment of patients; that since it is very difficult to carry on his practice in his present quarters, it would be a distinct hardship for him to be denied this opportunity to improve conditions; that it would be virtually impossible to relocate in another building in the neighborhood because it is so completely developed; that all requirements of the zoning resolution, building code, etc., will be complied with and that the extension will be erected in harmony with its surroundings; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted that the houses in the adjoining area are not so far removed from the side lines as the present zoning restrictions require, probably having been erected under the requirements in force at time of erection; the committee recommends that the application be granted under certain conditions; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 as to area, to permit the extension of the proposed building with the yards as shown, substantially as proposed and as indicated on plans filed with this application, marked "Re-

ceived February 16, 1951" (7 sheets), "June 13, 1951" (2 sheets) and "July 19, 1951" (1 sheet), on condition that the building shall not be further increased in area or height than as existing and as proposed to be extended; that this variance shall continue only so long as the premises are occupied as proposed for a doctor's office throughout the first story and for one family on the second floor; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

187-51-BZ

APPLICANT—Ferdinand Savignano, for Dellwell Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the change in occupancy of existing five car business garage and hay and feed market to public garage; and the combination of this building with adjoining public garage (by removing fire wall).

PREMISES AFFECTED—5905-5923 16th avenue, northeast corner of 60th street (Block 5510, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Capano.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (187-51-BZ)

WHEREAS, Ferdinand Savignano, for Dellwell Realty Corporation, owner, filed March 8, 1951, an application under section 7f of the zoning resolution, to permit in a business use district, the change in occupancy of an existing five-car business garage and hay and feed market to public garage and the combination of this building with the adjoining public garage, by removing the fire wall, affecting premises 5905-5923 16th avenue, northeast corner of 60th street (Block 5510, Lot 1), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on July 17, 1951, after due notice by publication in the Bulletin) and laid over to July 24, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 60th street is in residence and business use, C area and Class 1 height districts; 16th avenue and site are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 16, 1951, acting on Alt. Applic. 3209/50, reads:

"Within a business district the proposed change in occupancy within the building at 5905/11 16th ave. from 'five car business garage and Hay and Feed Market' to 'Public Garage' and the combination of this building (by removing a fire wall) with the adjoining 'Public Garage' at 5913/23 16th Ave. is contrary to Art. II Sec. 4(a) subdiv. 15 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 164 ft. 4½ in. front by 90 ft. in depth, on which are located two buildings which cover the entire lot, one story 15 ft. in height, of Class 3 construction, for which certificate of occupancy 65936/31 was issued for a five-car business garage and hay and feed market at 5905 to 5911 16th Ave. and Certificate of Occupancy #37270/25 was issued for a public garage at 5913-5923 16th avenue, that it is proposed to permit the building as altered to be used

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as a garage for more than five motor vehicles; and

WHEREAS, the applicant contends that this particular block of 16th Avenue was zoned for business in 1925, being an unrestricted zone prior to that; that it is abutted by an unrestricted zone to the south on 16th avenue (Blocks 5516, 5523, 5524 and portions of Blocks 5517 and 5509) and continued as a business use to the north on 16th avenue; that the premises in question was erected in 1924 as a one-story brick non-fireproof public garage and a hay and feed market subdivided by a block wall; that in 1931, because of business conditions, the portion used as a hay and feed market was subdivided by a block wall and a 5-car business garage was installed in the northern portion; that this continued until 1935 when due to the fact the horse wagon was rapidly being replaced by the motor vehicle, the owner was forced to retire from the hay and feed business, and upon removing the separating walls leased the entire premises as a public garage; that it has been used as such to date and at present is being leased to the Department of Sanitation for storage of their trucks and equipment; that it would be a considerable hardship for the owner to have to restore the premises to the previous occupancy, as there is no market for the hay and feed business today in this section of the city; that the building is considerably more valuable as a public garage; that the surrounding area contains many factories, a junk yard, a lumber yard, a public garage, a marble works and a gasoline station and the use of these premises as a public garage would not be detrimental to the neighborhood in general; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision f, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f, for a term of five (5) years, to permit the premises to be occupied as proposed as a storage garage now leased to the Department of Sanitation, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with the requirements for a similar building under the terms of the Building Code; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 188-51-A; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution and that a new superseding certificate of occupancy shall be obtained.

193-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Shore Drive Motors Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an auto showroom, servicing and motor vehicle repairs, lubrication, wheel alignment, brake testing, storage of auto parts and parts department and office; and to permit the existing parking and storage and the sale and display of more than five new and used cars on the unbuilt upon portion of plot.

PREMISES AFFECTED—6201-6223 3rd avenue and 302-312 62nd street, southeast corner and 301-311 63rd street (Block 5799, Lots 1, 5 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Thomas Crowe.
For Opposition: E. F. Blaney, O. L. Anderson and Emma Sonnickson.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (193-51-BZ)

WHEREAS, Lama, Proskauer and Prober for Shore Drive Motors, Inc., owner, filed March 16, 1951, an application under sections 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an auto showroom, servicing and motor vehicle repairs, lubrication, wheel alignment, brake testing, storage of auto parts, parts department and office, and to permit the existing parking and storage and the sale and display of more than five new and used cars on the unbuilt upon portion of the plot, affecting premises 6201 to 6223 3rd avenue and 302 to 312 62nd street, southeast corner and 301 to 311 63rd street (Block 5799, Lots 1, 5 and 8), Borough of Brooklyn; and

WHEREAS, a public hearing was held on July 3, 1951, after due notice by publication in the Bulletin; laid over to July 10, 1951, at request of objector's representative; then laid over to July 24, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 3rd avenue is in business and unrestricted use, A and C area and Class 2 height districts; 62nd street is in residence and business use, C area and Class 2 height districts; the site is in a business use, C area and Class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated March 9, 1951, acting on N.B. Applic. 252-51, reads:

"1. Proposed building in a business use zone for storage of auto parts, auto showroom, parts department, automobile servicing and repairs, wheel alignment, brake testing, lubrication and lot for parking and storage of more than five motor vehicles, sales and display of new and used cars is contrary to Art. II, Par. 4, Sections 29 and 46 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 200 ft. front by 100 ft. in depth, presently vacant, and being used for the parking and storage of more than five motor vehicles and the for sale and display of more than five motor vehicles for which no certificate of occupancy has been issued (Alt. 4518-50); and

WHEREAS, the applicant states that it is proposed to continue this use of parking and storage of more than five motor vehicles and the sale and display of more than five new and used cars on the southerly portion of the site and, to erect a new modern, masonry building of Class 3 construction on the northerly part of the site; that the building will have a frontage of 60 ft. on 3rd avenue and a depth of 100 ft. on 62nd street and will contain the uses of auto showroom, servicing and repairs of motor vehicles, lubrication, office and parts storage, wheel aligning and brake testing; that all of the uses are legal and in compliance with the zoning ordinance, except lubrication, servicing and repairs of motor vehicles which are natural and conjunctive uses to the above legal and permissible use; that all of the openings in the building facing 62nd street will receive glass blocks, and the only entry to the building will be through the open parking lot and said lot will have a 4 ft. high woven wire fence completely enclosing it except for two 16 ft. wide openings on Third avenue; that this condition will present a clean, well kept building to the community with all traffic and parking off the street; and

WHEREAS, the applicant contends that Third avenue is a main auto highway leading north and south across Brooklyn and as such the proposed building and use is entirely in keeping at this point; that Blocks 5807, 5798, and 5789 fronting on 3rd avenue and directly across the street from the premises are in an unrestricted zone and can be developed with uses as requested by this application; that it is unfair and produces a hardship on the site to deny the

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owner the same right as exists across the street; that the unrestricted zone is setting the character of 3rd avenue on both sides of the street; that the elevated highway on 3rd avenue also renders the site and the street unsuitable for business use and precludes its development with anything but an unrestricted use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and notice taken of the fact the premises opposite are in the unrestricted district; and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant a variance under section 7, subdivisions i and h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7i as to the building and section 7h as to the storage of cars waiting to be serviced and under 7e for sale and display, *on condition* that the plot shall be excavated and leveled so as to be at grade level of 3rd avenue; that the building shall be erected toward the west end of the premises, substantially as proposed and as indicated on plans filed with this application, marked "Received March 16, 1951" (4 sheets); that the balance of the premises shall be surfaced with clean gravel or steam cinders and treated with a binder and occupied solely for the parking and storage of more than five motor vehicles and the sale and display of more than five new and used cars; that on the interior lot line from the unpunctured wall of the adjoining building southerly there shall be erected a retaining wall as may be necessary to carry up to the grade of the adjoining premises to the east; that upon such retaining wall there shall be a steel picket fence not less than 3 ft. in height; that along the street line of 63d street there shall be a fence of the chain link type erected on a masonry base to a total height of not less than 5 ft. 6 in.; that a similar fence shall be erected along the street building line of 3rd avenue, except that the fence along such line may be reduced to a height of 4 ft. 6 in. with no more than two openings therein, each not more than 16 ft. in width with curb cut opposite of similar width; that the servicing building shall be entered solely from the unbuilt upon portion of the plot and no openings to the building or parking area shall be from 62nd or 63d streets; that there shall be no door for entrance or exit of motor vehicles in the building itself from 3rd avenue; that there shall be no window openings on the easterly lot line of the building; that openings filled completely with glass block may be permitted; that the building may be arranged as proposed solely for repairing and servicing of cars dealt in by the Pontiac agency; that there shall be no gasoline storage or gasoline dispensing pumps; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including signs; that there shall be no temporary signs or roof signs; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

206-51-BZ

APPLICANT—Henry Nordheim, for Patrick Lombardi and Joseph Guadagno, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the change in occupancy (and extension of building) from stores to motor vehicle repair shop, and woodworking shop using power driven tools.

PREMISES AFFECTED—620-624 Westchester avenue and 624-628 Cauldwell avenue, southeast corner (Block 2623, Lot 87), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (206-51-BZ)

WHEREAS, Henry Nordheim for Patrick Lombardi and Joseph Guadagno, owners, filed March 26, 1951 an application under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district the change in occupancy and extension of building from stores to motor vehicle repair shop, and woodworking shop using power driven tools, affecting premises 620 to 624 Westchester avenue and 624 to 628 Cauldwell avenue, southeast corner (Block 2623, Lot 87), Borough of the Bronx; and

WHEREAS, a public hearing was held on this application on July 3, 1951, after due notice by publication in the Bulletin, and laid over to July 24, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Cauldwell avenue, Westchester avenue and the site are in a business use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 5, 1951, acting on amendment to Alt. Applic. 116-51, reads:

"1. Proposed change in occupancy of structure in part from stores to a motor vehicle repair shop, within a Business Use District, is contrary to Article II, Section 4(a)29 of the Zoning Resolution.

2. The use of power driven tools in a Woodworking Shop, located in a Business Use District, is contrary to Article II, Section 4(a)31, Zoning Resolution,

NOTE: This building is also being enlarged to include this use."

and

WHEREAS, the applicant states that the premises consist of a plot, 60.9 feet frontage by 187.12 feet in depth (irregular) on which is located a building 60.90 feet front by 187.12 feet in depth (irregular), one story, 13 feet in height, of class 3 construction, presently used as a carpenter shop and motor vehicle repair shop; that it is proposed to permit the existing uses to continue; and

WHEREAS, the applicant contends that in July of 1947 the owners purchased the premises for two reasons, one being to carry on their business of manufacturing revolving doors and secondly that the tenant could remain doing a motor vehicle repair business which had been established two years prior; that these two types of occupancies continued to function until the tenants applied to the fire department for a permit on August 15, 1950; that on October 17, 1950 the department of housing and buildings filed a violation presumably after receiving notice from the fire department that an application had been made; that this permit was denied by the fire department December 7, 1950; that the premises are located in a business use district where a woodworking shop may be located if no power machines are used in the process; that however, the wood used for the type of doors made is of the hard variety which must have power machines; that these are all of small horse power as follows: 1 band saw, 1 planer, 1 table saw, which are driven with 3 horse power motors; that there are 1 boring machine, 1 drill press and 1 power grinder which are driven with ¼ horse power motors; that there could be no disturbance to the neighborhood because the premises are so well surrounded by vacant land; that most of the frontage on Westchester avenue in block 2623 is vacant and the entire frontage on the north side of Westchester avenue is vacant in block 2628 showing an unexcavated rock

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face of from 5 ft. to 30 ft. high surmounted on the top of what at one time was the Lebanon hospital and is now also occupied as a factory; that it is proposed to extend the building on the rear, by a one-story extension, 50 feet deep by 57.80 feet wide, of masonry, used as woodworking shop; that this district is so outmoded that stores can no longer be rented for what would be a conforming use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the extension to the building and the use proposed be permitted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant a variance under section 7, subdivisions c and i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c, to permit the extension of the building for a woodworking establishment, as proposed and as shown on plans filed with this application, marked "Received March 26, 1951" (1 sheet) and "June 6, 1951" (2 sheets), and under section 7i, to permit the existing store to the east as a motor vehicle repair shop, as proposed, and to permit the use of woodworking machinery to the extent proposed within the woodworking shop, *on condition* that the building shall not be increased further in height or area than as proposed to be extended; that the balance of the premises at the rear where now used for storage of cars shall be subject to a lawful permit therefor; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that there shall be no windows installed on the side lot line walls of the existing or proposed extension to the east; that in all other respects the building and occupancy shall comply with all requirements of the zoning resolution and all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

212-51-BZ

APPLICANT—Carl H. Salminen, for Norbo Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, sale and storage of accessories, motor vehicle repairs and office.

PREMISES AFFECTED—204-22 Northern boulevard, south side, 134.14 ft. east of 204th street (Block 7301, Lot 11), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (212-51-BZ)

WHEREAS, Carl H. Salminen for Norbo Corp., owner, filed March 27, 1951 an application under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, sale and storage of accessories, motor vehicle repairs and office, affecting premises 204-22 Northern Boulevard, south side, 134.14 feet east of 204th street (Block 7301, Lot 11), Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 26, 1951, after due notice by publication in the

Bulletin and laid over to July 24, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 204th street is in residence and business use, D area, class 1 height districts; Northern boulevard and the site are in a business use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 28, 1951, acting on N.B. Applic. 1029-51, reads:

"#1. The erection, within a Business use district, of a gasoline service station, minor auto repairs, lubritorium, auto laundry, sales office & parts storage is contrary to Art. 2, sect. 4 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 feet frontage by 100 feet in depth, presently vacant, except for bill boards (permit #927 dated May 29, 1951, originally issued May 24, 1945); that it is proposed to erect a modern one-story masonry automobile service station of class 3 construction; that the building will cover an area of 1204 square feet and will be used for sale of gasoline, oil, sales office, storage, lubritorium and minor repairs; that there will be provided four gasoline pumps and six 550 gallon gasoline storage tanks underground; that it is further proposed to cover the entire service area with concrete paving and bluestone surfacing for car parking area only, and that a concrete block wall 5 feet 6 inches high will be erected on the rear line; that it is also proposed to beautify the rear wall area with a planting strip as indicated on the plot plan, or any suggestions by the Board would be acceptable to the owner; that the gas pumps will be the low compact stream-lined units to help enhance the beauty of the project; and

WHEREAS, the applicant contends that the total area of the plot is 15,000 square feet and the building will cover 1204 square feet or 8% of the area; that the vicinity of the proposed building is in an automotive center having many other auto sales buildings and gas stations; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a variance under section 7, subdivisions f and i of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 1029/51, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

215-51-BZ

APPLICANT—Vito P. Battista, for Murray Roth, owner (Joseph Ragusa, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c, 7e and 21 of the zoning resolution, to permit in a residence and unrestricted use district, the maintenance of an auto-wrecking yard, with the entrance through residence portion of lot.

PREMISES AFFECTED—78-09 57th avenue, north side, 54.34 ft. west of 79th street (Block 2805, Lot 89), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Vito P. Battista and Joseph Ragusa
For Opposition: Mary Auty, Marian Sprague, M. Herschman, A. Wachter, Rose Zuber, Martha Vogel and Frederick Vogel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative:

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

MINUTES

THE RESOLUTION (215-51-BZ)

WHEREAS, Vito P. Battista, for Murray Roth, owner, filed March 29, 1951, an application under sections 7c, 7e and 21 of the zoning resolution, to permit in residence and unrestricted use districts, the maintenance of an auto wrecking yard, with the entrance through residence portion of lot, affecting premises 78-09 57th avenue, north side, 54.34 feet west of 79th street (Block 2805, Lot 89), Elmhurst, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 10, 1951, after due notice by publication in the Bulletin, and laid over to July 24, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 79th street is in business and unrestricted use, D area, class 1 height districts; the site is in residence and unrestricted use, D area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 5, 1951, acting on Alt. Applic. 3092-50, reads:

"1. Proposed auto wrecking use in residence district is contrary to Art. II, Sec. 3 of Zoning Resolution. Entrance & Exit thru Residence district not permitted."

WHEREAS, the applicant states that the premises consist of a plot, 82 feet frontage by 620.47 feet in depth (irregular), presently vacant; that it is proposed to utilize the property for an auto wrecking yard by erecting a 4-foot high woven fence along the lot lines as well as the 57th avenue frontage; that it is further proposed to provide a 14-foot opening on 57th avenue with an appropriate swing gate arrangement, these gates to swing into the property; that a curb cut of similar width will be provided in the 57th avenue curb line so as to provide access to the premises; and

WHEREAS, the applicant contends that the major portion of this property is unrestricted, and as 79th street is not physically open, the only feasible arrangement for the proper utilization of the premises for the proposed auto wrecking yard requires the entrance to be made from 57th avenue, as proposed; that no entrance is proposed from 4th avenue; that in block 2805, lot 31, there is a two-story rick gas plant which is operated in conjunction with the two gas storage tanks in the same lot; that in view of the fact that the major portion of the premises is unrestricted and that the only feasible method of entrance would be from 57th avenue, it is respectfully requested that this application be granted; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted to permit the use of the premises in the residence district for a driveway to enter the unrestricted portion of the site; the committee had no difficulty obtaining access to the site from 54th avenue; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a variance under sections 7c and 7e of the zoning resolution and that the applicant failed to establish a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, not entitled to relief on the grounds of unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 3092/50, objection 1, be and it hereby affirmed and that the application be and it hereby is denied.

215-51-BZ

APPLICANT—A. H. Salkowitz, for Elsie Wolosoff, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a manufacturing use district, the erection and maintenance of a building with a lumber yard on unbuilt upon portion of lot.

PREMISES AFFECTED—68-90 to 68-96 Austin street, southwest corner of 69th avenue (Stafford avenue); (Block 3234, Lot 45), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz and William Blumberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dept. of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (242-51-BZ)

WHEREAS, A. H. Salkowitz, for Elsie Wolosoff, owner, filed April 5, 1951 an application under sections 7c and 7e of the zoning resolution, to permit in a manufacturing use district, the erection and maintenance of a building with a lumber yard on unbuilt upon portion of lot, affecting premises 68-90 to 68-96 Austin street, southwest corner of 69th avenue (Stafford avenue) (Block 3234, Lot 45), Forest Hills, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 10, 1951, after due notice by publication in the Bulletin, and laid over to July 24, 1951, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that Austin street is in business and manufacturing use, D area, class 1 height districts; 69th avenue is in manufacturing and unrestricted use, B area, class 1 height districts; the site is in a manufacturing use, B area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 30, 1951, acting on N.B. Applic. 1430-51, reads:

"1. The proposed location of a lumber yard on a lot in a manufacturing use district is contrary to Art. 2, sec. 4-F of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 90 feet in depth, presently vacant; that it is proposed to erect a one-story, class 3, non-fireproof building to be used as a store and office in conjunction with the lumber yard in the rear and along the side of the building; that the building proper is to be constructed of poured concrete foundation, approved type solid masonry walls, steel roof girders and wood beams, wood roofing boards and approved type ruberoid roofing; that the plot is a corner plot facing on Austin street for a length of 100 feet and 69th avenue for a distance of 90 feet; that the store proper is to be used in conjunction with the lumber yard for the sale of wood building materials, including cabinets; that it is also proposed to maintain a small power saw within the premises; and

WHEREAS, the applicant contends that the property is presently zoned as a manufacturing use class 1 height, B area district; that as of July 25, 1916 the property was zoned as a business use, C area district and was rezoned to a D area district on February 5, 1940; that the present use and area designations became effective on July 21, 1949; that the height designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that the lot abuts the Long Island railroad alongside the rear of the lot line, and to the west of the property is at the present a garage building, and to the east a three story concrete fireproof warehouse, across 69th avenue; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the applicant withdrew section 7c as a basis for his application as not being applicable; and

WHEREAS, the Board deemed that this was an appropriate

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ate case in which to exercise discretion to grant under section 7, subdivision e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e for a term of ten (10) years, to permit the premises to be occupied as proposed and as indicated on plans filed with this application, marked "Received April 5, 1951" (4 sheets), *on condition* that the building and use shall in all other respects comply with all laws, rules and regulations applicable thereto; that such fire-fighting equipment shall be installed and maintained as the fire commissioner shall direct; that a suitable fence of the woven wire type shall be maintained on the lot lines where walls of buildings on premises or walls of adjacent buildings do not occur; that one small power saw as proposed may be permitted for trimming material to size as required by customers; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

259-51-BZ

APPLICANT—Andrew J. Thomas, for New York City Housing Authority, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit, in a residence use district, the erection of more than one building on a lot, and without the required storage or parking space for motor vehicles.

PREMISES AFFECTED—14-60, 14-64, 14-68 and 14-72 to 14-82 Beach Channel drive, 15-20, 15-30 and 15-40 Hassock street and 12-30, 12-50, 12-70, 12-80, 14-10 and 14-20 Redfern avenue, block bounded by Hassock street, Beach Channel drive, Queens County line, Beach 12th street and Redfern avenue (Buildings 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12 and 13); (Blocks 3, 4, 5 and 7, Lots—all except 43 and 50, Block 7), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Andrew J. Thomas, Max B. Schreiber and John C. Maniatty.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (259-51-BZ)

WHEREAS, Andrew J. Thomas for New York City Housing Authority, owner, filed April 11, 1951 an application under section 21 of the zoning resolution, to permit in a residence use district, the erection of more than one building on a lot, and without the required storage or parking space for motor vehicles, affecting premises 14-60, 14-64, 14-68 and 14-72 to 14-82 Beach Channel drive, 15-20, 15-30 and 15-40 Hassock street and 12-30, 12-50, 12-70, 12-80 and 14-10 and 14-20 Redfern avenue, block bounded by Hassock street, Beach Channel drive, Queens County line, Beach 12th street and Redfern avenue (Buildings 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12 and 13); (Blocks 3, 4, 5 and 7, Lots—all except 43 and 50, Block 7), Far Rockaway, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 24, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Redfern avenue is in residence, business and unrestricted use, D area, class 1 height districts; Beach Channel drive, Hassock street, Beach 12th street and the

site are in a residence use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 20, 1951, acting on N.B. Applies. 9739 to 9751-51, reads:

"3M. The erection of more than one building on a lot is contrary to Art. 1, Sec. 1(v), Zoning Resolution." and

WHEREAS, the applicant states that the premises consist of a plot, 1160.81 feet frontage by 590.64 feet in depth (irregular); that it is proposed to erect 13 buildings, 5 of which are 6 stories, eight of which are 3 stories, with a central heating plant in one of the six-story buildings, and that all are of class 1 construction; that the net area of the site is 729250 square feet or 16¾ acres, the total coverage being 86494 square feet, which amounts to only 12.34% of the site; and

WHEREAS, the applicant contends that Art. I, Sec. 1(v) cannot exclusively restrict the use of additional buildings where more than one occurs on a lot, to the status of "Accessory" in the strict sense of the word; that this is not an ordinary lot in the usual interpretation and it would be a distinct hardship to comply with the objections of the department of housing and buildings; that plans were presented to the department, indicating each building on its own lot but it was not acceptable; that under the requirements of the building zone resolution it would be possible to cover over 55% of the area of the site and construct many more buildings whereas actually 12.34% is being covered; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* as to Objection 3M of the decision of the borough superintendent, acting on N.B. Applies. 9739 to 9751-51, *on condition* that there shall be not more than one building erected on a lot complying with the requirements of the regulations as issued by the Commissioner of Housing and Buildings as to a lot, and substantially as indicated on plan filed with this application marked "Received July 18, 1951," 1 sheet, marked Building Location Plan A-2; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. No. 260-51-A.

274-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Ralph Rea, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing building on first floor to be used for business, using more than the area permitted.

PREMISES AFFECTED—455 Crescent street, southeast corner of Glenmore avenue (Block 4216, Lot 20) Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders Board of Education.

ACTION OF BOARD—Application granted on condition

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (274-51-BZ)

WHEREAS, Lama, Proskauer and Prober, for Ralph Rea, owner, filed April 17, 1951, an application under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of an existing building on the first floor to be used for business, using more than the area permitted, affecting premises 455 Crescent street, southeast corner of Glenmore avenue (Block 4216, lot 20), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on June 26, 1951, after due notice by publication in the Bulletin, and laid over to July 24, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Glenmore avenue, Crescent street and site are in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 22, 1951, acting on Alt. Applic. 663/51, reads:

1. Proposed extension of business use in residence zone, contrary to Art. 2, Sec. 3 of Zoning Resolution.
2. Proposed extension exceeds area and is contrary to Art. 4 Sect. 13b of Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot 25 ft. front by 80 ft. in depth on which is located a three-story masonry building of Class 3 construction occupied as a store and three-family dwelling, erected under N.B. 1984 of 1899 to permit a store and two-family dwelling; that no certificate of occupancy was ever issued; and

WHEREAS, the applicant states it is proposed to remove the store and one-family on the first floor and erect a new one-story extension at the rear of the building, having a width of 25 ft. and a depth of 30 ft.; that the entire first floor is to be used for the manufacture of men's clothing and a one-car garage with loading and unloading space; and

WHEREAS, the applicant states that subject site is presently zoned as a residence use, Class 1 height, C area district; that as of July 25, 1916, the property was zoned as business district and on May 15, 1941, the present use designation was established; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to the property is pending at present; and

WHEREAS, the applicant contends that inasmuch as the building has a legal business use, it is requested this business use be extended to the entire area of the lot; that the extension will adjoin the non-conforming use of a present lumber yard on Block 4216, Lot 21; that other present non-conforming uses in the affected area are: Block 4216, lot 26, store; Block 4215, lot 21, store; same block, lot 18, store, lot 37, store; Block 4214, lot 1—parking lot; Block 4197, lot 24, store; that Conduit boulevard is a very heavily trafficked auto highway and has changed the residential aspect of the entire area so that the extended business is in keeping; that subject lot is shallow in depth and the extended area is required for the contemplated use; that the present open area equals 750 sq. ft. and as the contemplated extension is also 750 sq. ft., the proposed building area exceeds the allowable building area of 562.50 sq. ft. by only 187.50 sq. ft.; that if the former business designation had been retained, the proposed building area would have complied with the Code, in that the loading and unloading space would not be considered as occupying area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted that the proposed use on the first story was already in existence; the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant a vari-

ance under section 7c of the zoning resolution and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution as to extension of area and was therefore entitled to relief on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* of the application on the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c as to use and under section 21 as to extension of area, for a term of fifteen (15) years, to permit the premises to be extended by a one-story extension as proposed and as indicated on plans filed with this application, marked "Received April 17, 1951" (6 sheets), *on condition* that the store show bay window on the Crescent street side shall be removed and the portion of the building facing Crescent street shall be remodeled as shown on plan indicating proposed conditions; that the space between the entrance to the upper stories of the building and the corner shall be filled in with glass block of the type approved for exterior walls; that the main entrance to the building shall be on the Glenmore avenue side, as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance permitting factory work shall apply solely to the first floor as proposed to be extended; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that any windows proposed on the southerly lot line of the proposed extension shall be of glass block of the type as approved for exterior walls so that there shall be no windows on the southerly side opening on adjoining premises; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

311-51-BZ

APPLICANT—Paul Friedman, for Beachport Homes, Inc., owner (Great Atlantic and Pacific Tea Co. Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit, in the residence use portion of a lot located in a residence and business use district, the parking of patron's and employee's motor vehicles (no fee to be charged).

PREMISES AFFECTED—80-01 to 80-21 Caldwell avenue, north side, from 80th to 81st streets, 58-57 to 58-63 80th street and 58-52 to 58-64 81st street (Block 2920, Lot 31), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Philip Goddard.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (311-51-BZ)

WHEREAS, Paul Friedman, for Beachport Homes, Inc., owner, Great Atlantic and Pacific Tea Co. Inc., lessee, filed April 30, 1951 an application under section 7h of the zoning resolution, to permit in the residence use portion of a lot located in a residence and business use district, the parking of patrons' and employees' motor vehicles (no fee to be charged), affecting premises 80-01 to 80-21 Caldwell avenue, north side, from 80th to 81st streets, 58-57 to 58-63 80th street and 58-52 to 58-64 81st street (Block 2920, Lot 31), Elmhurst, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 3, 1951, after due notice by publication in the Bul-

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letin, and laid over to July 24, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 81st street, 80th street, Caldwell avenue and the site are in residence and business use, D area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 23, 1951 acting on Alt. Applic. 734-51, reads:

"On a lot partly in a business use district and partly in a residence use district, the business use district portion of which is occupied as a public market with parking, unloading and storage, the proposed occupancy of the residence use district portion of the lot for free parking of motor vehicles for patrons and employees of adjacent public market is contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 211.82 feet frontage, by 147.65 feet in depth (irregular), on which there is erected within the business use district, a cellar and one-story public market with indoor parking, storage and unloading, for which certificate of occupancy Q-71031 was issued February 16, 1951; that it is proposed to use the unbuilt northeast portion of the plot lying in a residence use district for the free parking of motor vehicles for patrons and employees of the public market for a term of years; and

WHEREAS, the applicant contends that the proposed provision of off-street parking space for patrons and employees is in harmony with the spirit of the zoning resolution and that it would reduce street parking of motor vehicles in the neighborhood; that it would provide one curb cut on Caldwell avenue and otherwise enclose the lot with a woven wire fence, thereby protecting the residential character of 81st street and restricting the crossing of the sidewalk to Caldwell avenue; that it would limit the use of the lot to store hours only, and the restriction of the use of the lot late at night and on Sundays and holidays would safeguard the immediate neighborhood; that it would insure more light and ventilation to nearby residences than would be available if the residence portion of the plot were developed for residence purposes; that the character of the neighborhood would not be adversely affected; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant a variance under section 7h of the zoning resolution,

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7h for a term of ten (10) years, to permit the portion of the premises, now unbuilt upon, as proposed to be used for the parking and storage of automobiles belonging to the employees and patrons of the public market existing on the balance of the plot, on condition that this portion of the plot where parking is proposed shall be leveled substantially to the grade of surrounding streets and shall be surfaced with clean gravel or steam cinders treated with a binder and properly rolled and provided with surface draining; that there shall be erected on the interior lot lines where walls of the market do not occur, a woven wire fence of the chain link type with anchored steel posts to a total height of not less than 5 ft. 6 in.; that wooden bumpers shall be maintained along such fence for protection thereof; that exits shall be solely from Caldwell avenue with an opening not exceeding 15 ft. in width with curb cut opposite of similar width; that such fence opening shall be fitted with a gate which shall be kept closed when the store is not open; that sidewalks and curbing around the entire premises shall be reconstructed or restored to the satisfaction of the borough president; that during the term of this variance the proposed parking lot shall be occupied for no other use; that such portable fire-fighting appliances shall be main-

tained within the building adjacent to the parking lot as fire commissioner shall direct; that proper aisles shall be maintained at all times for easy entrance and egress and to effectuate this, spaces shall be marked out on the parking area; that no signs shall be erected excepted that there may be a sign attached to the fence at the entrance, such sign shall not be illuminated, shall not extend beyond the building line and shall not exceed 25 sq. ft. in area and shall state the limited use of these premises for parking and such other information as the commissioner of licenses may require; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution and that a certificate of occupancy shall be obtained.

378-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Slifka and Aaron Simon, owners (Parking Associates Corp., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a retail and restricted retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—29-37 East 51st street and 477 Madison avenue, northeast corner (Block 1287, Lots 21, 22, 23, 24 and 25), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Waide L. Peters.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (378-51-BZ)

WHEREAS, Lama, Proskauer and Prober, for Joseph Slifka and Aaron Simon, owners, Parking Associates Corp., lessee, filed May 29, 1951 an application under sections 7c and 7h of the zoning resolution, to permit in a retail and restricted retail use district, the parking and storage of more than five motor vehicles, affecting premises 29-37 East 51st street and 477 Madison avenue, northeast corner (Block 1287, Lots 21, 22, 23, 24 and 25), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on July 10, 1951, after due notice by publication in the Bulletin and laid over to July 24, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Madison avenue is in a restricted retail use, B area, class 1½ height district; East 51st street and the site are in retail and restricted retail use, B area and class 1½ and 2 height districts; and

WHEREAS, the decision of the borough superintendent dated May 24, 1951, acting on Alt. Applic. 727-51, reads:

"The creation of a 'Parking & Storage of more than 5 Motor Vehicles lot' within a retail district, extending into a restricted retail district is contrary to Sec. 4.I. Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 feet frontage by 100 feet, 5 inches in depth (presently vacant); that it is proposed to use the premises for the parking and storage of more than five motor vehicles and an office, 8 feet by 16 feet, for use of the attendants; and

WHEREAS, the applicant contends that the parking problem in the city is acute and particularly so in this area; that part of the plot is in a zone where parking and storage of motor vehicles is permissible; that a four-foot high wov-

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wire fence will be erected at all lot and building lines except where adjoining buildings occur or where required openings to said parking lot will be maintained in an orderly manner and will be an advantage to the community; and

WHEREAS, the premises and surrounding area were inspected by committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivisions c and h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7c and 7h for a term of two (2) years, to permit the extension of the permitted use within the restricted area, as proposed and shown on revised plan, marked "Received July 19, 1951" (1 sheet) superseding previous plans marked "Received May 29, 1951" (3 sheets), *on condition* that all the requirements as shown on such revised plan, marked "Received July 19, 1951", shall be carried out and maintained; that the parking and storage of cars shall be limited to cars of the pleasure type only; that the sidewalks and curbing around the premises shall be restored or repaired as may be deemed necessary by the borough president; that signs shall be restricted to a permanent sign attached to the fence near the entrance, advertising the parking use and such information as may be required by the commissioner of license; provided such sign does not exceed 25 sq. ft. in area, is not illuminated and does not extend beyond the building line; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that during the term of this variance the premises shall be occupied for no other use than that herein permitted; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

385-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Haven Chevrolet Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the alteration of existing building and change of occupancy from boiler room, garage for more than five motor vehicles, parking and storage of more than five motor vehicles and gasoline service station to boiler room, repair and servicing of new and used motor vehicles, brake and wheel alignment lubrication, battery and electric work, gasoline service station, parts storage, auto showroom for new and used cars and office; and to permit the erection of a roof sign.

PREMISES AFFECTED—81-12 to 81-20 Atlantic avenue and 94-02 to 94-26 82nd street, southwest corner and 81-13 to 81-25 Rockaway boulevard (Block 9009, Lot 6), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (385-51-BZ)

WHEREAS, Lama, Proskauer and Prober for Haven Chevrolet Inc., owner, filed May 9, 1951 an application under sections 7c and 7i of the zoning resolution, to permit in a business use district the alteration of existing building and change of occupancy from boiler room, garage for more

than five motor vehicles, parking and storage of more than five motor vehicles and gasoline service station, to boiler room, repair and servicing of new and used motor vehicles, brake and wheel alignment, lubrication, battery and electric work, gasoline service station, parts storage, auto showroom for new and used cars, and office, and to permit the erection of a roof sign, affecting premises 81-12 to 81-20 Atlantic avenue, and 94-02 to 94-26 82nd street, southwest corner, and 81-13 to 81-25 Rockaway boulevard (Block 9009, lot 6), Woodhaven, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 3, 1951, after due notice by publication in the Bulletin, and laid over to July 24, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 82nd street is in residence and business use, D area, class 1 height districts; Rockaway boulevard, Atlantic avenue and the site are in a business use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 7, 1951, acting on Alt. Applic. 641-51, reads:

"1. The proposed change in use from a boiler room, garage for more than 5 motor vehicles, parking and storage of more than 5 motor vehicles and gasoline service station to boiler room, repair and servicing of new and used motor vehicles, spraying, brake and wheel alignment, lubrication, battery and electric works, gasoline service station, parking of more than 5 cars waiting to be serviced, office, toilet and parts storage and auto showroom for new and used cars in a building on a lot, in a business use district is contrary to Art. 2, sec. 4a (15) (29) & (46) of the Z.R.

2. The proposed erection of a roof sign in a business use district is contrary to Art. 2 (49a) of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.13 feet frontage by 260.05 feet in depth (irregular); that as of July 25, 1916 the portion of the property within 100 feet of Atlantic avenue was in an unrestricted use district and the remainder was in a business use district, and that the existing use district designation became effective May 15, 1941; that the premises are presently developed with a 100 ft. by 140 ft. garage for more than 5 motor vehicles and one 550-gallon gasoline tank and three gasoline pumps; that the remainder of the premises fronting on Rockaway boulevard is developed with two 550-gallon tanks and a pump island, the gasoline pumps having been removed, and that this area is also being used for the parking and storage of more than five motor vehicles; that the garage and service station were erected under N.B. 231-20 and that certificate of occupancy 1640 was issued for garage although the plans and applications and amendments mention garage and service station; that the fire department issued permit N.B. 190 or 1920 for a storage garage and two 1000-gallon gasoline tanks and two pumps within the building, and that fire department permit 334094 was issued for the installation of a 550-gallon gasoline tank in the gasoline station area; and

WHEREAS, it is proposed to alter the present building and highly modernize all of the elevations and convert the building to a repair and service center for new and used cars with the conjunctive uses of lubrication, battery and electric work, brake and wheel alignment, spraying, offices and part storage and an automobile showroom for new and used cars; that it is further proposed to install the removed gasoline pumps in the gasoline station area and use part of this area for parking of cars waiting to be serviced; and

WHEREAS, the applicant contends that Atlantic avenue and Rockaway boulevard are main auto lanes leading across Queens, are heavily trafficked and the proposed and present uses are entirely in keeping at this point; that the premises are on an isolated plot, irregular in shape, and the only other lot on the block, lot 1, is being developed with a gasoline service station at present, as the Board has granted a variance for said lot permitting the erection of a gas station; that within the affected area there are additional non-

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conforming uses as follows: block 9011, lot 14, parking in a residence zone; block 9016, lot 1, gasoline station; block 9013, lot 26, lumber yard; block 9010, lot 26, gasoline station and block 9014, lot 1, brick factory; that it is proposed to convert to a repair and service station from a garage, the proposed auto showroom being a permissible use and the gasoline station also being a present legal use, and that the non-conforming uses adjoining and opposite the site preclude the use of the site for any other use than as proposed; that the vertical sign as proposed on the Atlantic avenue facade cannot affect the block as it is isolated and will contain all non-conforming uses; that it is essential for advertising, is highly modern in design and entirely in keeping with the proposed modernization of the auto showroom; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* as to the existing building, under section 7c, to permit the proposed use as a sales agency for Chevrolet automobiles, substantially as proposed and as indicated on plans filed with this application marked "Received May 9, 1951" (4 sheets) and "June 12, 1951" (2 sheets) on condition that the building itself shall not be further increased in height or area and shall be arranged substantially as proposed on such revised plans marked "Received June 12, 1951"; that the repairing and servicing of cars shall be as proposed, relating solely to cars dealt in by the agency; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all windows on the lot line facing westerly shall be made fireproof, self-closing and glazed with wire glass; that the spraying room shall be maintained with a fireproof enclosure, subject to a permit from the fire commissioner; that the portion to the south proposed to be occupied in connection with the sales agency as a gasoline selling area shall be levelled substantially to the grade of Rockaway boulevard and shall be surfaced with concrete or bituminous paving; that the existing two 550 gallon storage tanks may be retained and two additional tanks, to a total of four, may be installed; that dispensing pumps shall be not nearer than 10 ft. to the building line of Rockaway boulevard and shall be of an approved type; that curb cuts shall be restricted to one curb cut to Atlantic avenue not over 20 ft. as shown, two curb cuts to Rockaway boulevard each not over 30 ft. in width and two curb cuts to 82nd street of similar width; that signs shall be restricted to the requirements of the zoning resolution for the service agency and that the sign, as indicated, extending above the roof, shall not be constructed; that signs relating to the gasoline selling area shall be restricted to a sign attached to the facade of the accessory building, in this case the rear portion of the garage as proposed to be enlarged and to the illuminated globes of the pumps, excluding on the entire premises all roof signs and temporary signs, but permitting the erection within the building line at the intersection of Rockaway boulevard and 82nd street of a post standard, supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and to permit such sign to extend beyond the building line for a distance of not over four feet; that at this intersection within the building line there shall be constructed a block of concrete, extending 5 ft. along each building line, not less than 12 in. in height; that a brick wall and picket fence shall be erected along the westerly lot line from the garage building to the street line of Rockaway boulevard; that such brick wall shall be not less than 2 ft. in height with a picket fence on top not less than four feet six inches which may be reduced to two feet six inches within 10 ft. of the building line;

and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

451-51-BZ

APPLICANT—Ben L. Glucksman, for Far Rockaway Associates, Inc., owner (L. I. Riverside Memorial Chapel, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing funeral chapel.

PREMISES AFFECTED—1248-1252 Central avenue and 1301 Minton street, northwest corner (Block 20, Lot 24), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Ben L. Glucksman and Walter H. Groome.

For Opposition: Nonc.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner

Keating, and Chief Deputy Guinee 3

Negative Commissioner Kleinert 1

THE RESOLUTION (451-51-BZ)

WHEREAS, Ben L. Glucksman for Far Rockaway Association Inc., owner, L. I. Riverside Memorial Chapel, Inc., lessee, filed June 26, 1951 an application under section 7c of the zoning resolution, to permit in a residence use district the extension to existing funeral chapel, affecting premises 1248 to 1252 Central avenue (Far Rockaway boulevard) and 1301 Minton street, northwest corner (Block 20, Lot 24), Far Rockaway, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 24, 1951 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Minton street, Far Rockaway boulevard and the site are in a residence use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 27, 1951 acting on Alt. Applic. 653-51, reads:

"1. Extension of an existing funeral chapel in a residence use district is contrary to Art. II, Sec. 3 of the zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 125 feet in depth, on which is located a building 112 feet front by 50 feet 6 inches in depth (irregular), 2 stories, 33 feet in height, of class 4 construction, presently used as a funeral chapel; that it is proposed to construct an addition at the southwest corner 15 feet by 30 feet (irregular), 2 stories in height; and

WHEREAS, the applicant contends that the building now or these premises is used as a funeral chapel and improvements contemplated are necessary because of the inadequacy of embalming and preparation rooms and the need for sanitary facilities and reposing rooms; that the proposed addition will be but a small part of the already existing building, that the use district was changed from business to residence on April 10, 1951; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* to permit the two story addition, as proposed and as indicated on plans filed with this application marked "Received June 26, 1951," 15 sheet

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on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and other than as modified this day under Cal. No. 459-51A; that such portion shall be constructed of Class 3 construction and separated from the balance of the building by walls which are fire retarded with at least one hour construction; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS.

282-49-A-Vol. II

APPLICANT—Lewyt Corporation, lessee, for Gretsche Bldg No. 4, Inc., owner.

SUBJECT—Appeal reopened January 16, 1951, for reconsideration—re appeal from a decision of the borough superintendent (previously denied).

PREMISES AFFECTED—60 Broadway, southeast corner of Wythe avenue (2nd floor); (Block 2130, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Martin Schonberger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating 3

Negative 0

Not Voting: Deputy Chief Guinee 1

16-51-A

APPLICANT—Vito P. Battista, for Murray Roth, owner (Joseph Ragusa, lessee).

SUBJECT—Appeal from a decision of the borough superintendent (under section 35 of the General City Law re bed of mapped street—79th street).

PREMISES AFFECTED—78-09 57th avenue, north side, 54.34 ft. west of 79th street (Block 2805, Lot 89), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Vito P. Battista and Joseph Ragusa.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of action by the Board denying Cal. 215-51-BZ.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

1-51-A

APPLICANT—C. W. Fairbank, for Esso Standard Oil Company, owner.

SUBJECT—Appeal from a decision of the fire commissioner, re mounting of auxiliary gasoline engines on fuel oil tank trunks.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

62-51-A

APPLICANT—New York Dugan Brothers, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—98-01 to 98-22 222nd street and 222-01 to 222-45 99th avenue, northeast corner and 222-02 to 222-44 98th avenue (Block 10806, Lots 1 and 6), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Siegfried F. Dankenbring.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (62-51-A)

WHEREAS, New York Dugan Brothers, Inc., owner filed January 5, 1951 an appeal from an order of the fire commissioner affecting 98-01 to 98-22 222nd street and 222-01 to 222-45 99th avenue, northeast corner and 222-02 to 222-44 98th avenue (Block 10806, Lots 1 and 6), Queens Village, Queens; and

WHEREAS, order No. 29186LF issued by the fire commissioner December 7, 1950, reads:

"Arrange all exit doors so that they can be opened from both sides during working hours. Sec. 272 of the Labor Law."

and

WHEREAS, the applicant states that the building is one story, 16 feet in height, 469 feet by 200 feet in area, of fireproof construction, erected 1928, located in an unrestricted use, D area, class 1 construction, used and occupied since 1928; cellar, bakery storage; 1st floor, bakery products and shipping; that the building is provided with an approved one-source sprinkler system and interior fire alarm system; that there are three 44-inch wide steel stairs, concrete treads, enclosed in fire resistant partitions equipped with fireproof self-closing doors leading direct to street; and

WHEREAS, the applicant contends that following the issuance of the certificate of occupancy in 1928, fire department inspectors raised the question as to exit doors and it was finally settled by a re-inspection which showed that 5 exit doors on the 1st floor were equipped with panic bars on the inside; that access to the building can be gained by any of the 14 other street openings as indicated on plans filed with this appeal; that the building is in use as a bakery approximately 20 hours every baking day and is equipped with a wet sprinkler system throughout; that periodic inspections are made by watchmen; that compliance with the order would permit unauthorized people to enter the premises and that the health department does not permit unauthorized persons to enter a bakery; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board in connection with Cal. 183-51-A.

Resolved, that the decision of the fire commissioner acting on Order 29186-LF, be and it hereby is modified and that the appeal be and it hereby is granted to permit panic bolts to be installed on exit doors so as to permit ready exit from the interior of the building on the first floor as proposed and as indicated on revised plans marked "Received July 20, 1951," 1 sheet; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. 183-51-A.

183-51-A

APPLICANT—Siegfried F. Dankenbring, for N. Y. Dugan Brothers, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—222-15 99th avenue (also known as 222-18 98th avenue, middle building),

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north side, 100 ft. 6 in. east of 222nd street (Block 10806—formerly 1736, Lot 6), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Siegfried F. Dankenbring.
For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (183-51-A)

WHEREAS, Siegfried F. Dankenbring, for New York Dugan Brothers, Inc., owner, filed March 6, 1951, an appeal from an order of the fire commissioner affecting 222-15 99th avenue, north side, 100 feet 6 inches east of 222nd street, and 222-18 98th avenue (Block 10806, Lot 6), Queens Village, Queens; and

WHEREAS, order No. 28927LC issued by the fire commissioner February 7, 1951, reads:

"4. Separate the boiler room and the large baking ovens from the garage area by unpierced fireproof construction with entrance to same from the outer air only. C19-72.0, Administrative Code."

and

WHEREAS, the applicant states that the building in question is one story, 16 feet in height, 56 feet 6 inches by 200 feet in area, erected prior to 1927, located in an unrestricted use, C area, class 1 height district, of class 3 construction, and used and occupied as garage and distributing station, 25 persons, for which certificate of occupancy Q8275 was issued November 27, 1939; and

WHEREAS, the applicant contends that section C19-72.0 relates to location of boiler rooms and garages; that the boiler rooms in question are not located in the garages but are in a boiler house 212 feet distant from the garage openings; that the hazard of gasoline spillage is not present since the boiler house is located at top of a steady upgrade of approximately 5 feet above the garage floor area; that no baking ovens or boilers are located on the down slope side of the garage; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board in connection with Cal. 62-51-A.

Resolved, that the order of the fire commissioner acting on Order 28927-LC, Obj. 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the door referred to from the boiler room shall be closed and the opening shall be bricked up; that the conveyor across the garage space from the bakery to the shipping area shall have fireproof doors of the Peele type constructed and held in place above the conveyors with fusible links so arranged that in the event of fire this door will drop and close the conveyor opening and stop the action of the conveyor across the garage space; that such doors shall be installed on both walls on either side of the garage.

188-51-A

APPLICANT—Ferdinand Savignano, for Dellwell Realty Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5905-5923 16th avenue, northeast corner of 60th street (Block 5510, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Capano.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (188-51-A)

WHEREAS, Ferdinand Savignano, for Dellwell Realty Corporation, owner, filed March 8, 1951, an appeal from decisions of the borough superintendent, affecting premises 5905-5923 16th avenue, northeast corner of 60th street (Block 5510, Lot 1), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated February 16, 1951, on Alt. Applic. 3209/50, affecting 5905-5911 16th avenue reads:

"2. As the floor area of the combined buildings is in excess of that permitted for a Class III garage the removal of the fire wall between the two buildings is contrary to 4.2.1 of the Administrative Code."

and

WHEREAS, the decision of the borough superintendent, dated February 16, 1951, on Alt. Applic. 4349/50, affecting 5913-5923 16th avenue, reads:

"2. As the floor area of the combined buildings is in excess of that permitted for a Class III garage, the removal of the fire wall between the two buildings is contrary to 4.2.1 of the Administrative Code."

and

WHEREAS, the applicant states that the building is one story, 15 feet in height, 164 ft. 4¼ in. by 90 ft. in area, of Class 3 construction, erected in 1924 located in a business use, C area, Class 1 height district and used and occupied since 1935: cellar, boiler room; 1st floor, public garage for more than five motor vehicles; and

WHEREAS, Violation 3911, issued November 28, 1950, to 5901-5923 16th avenue, was for removing two interior brick walls and extending the public garage use into a portion of the building formerly used for hay and feed market and as a five car garage; Violation 3781 issued October 25, 1950, was for alteration started without approved plan and permit; and

WHEREAS, Certificate of Occupancy #37269 issued December 23, 1935, to 5905-5911 16th avenue, permitted its use for hay and feed market; Certificate of Occupancy #37270 issued December 23, 1925 to 5913-5923 16th avenue permits its use as a public garage; and

WHEREAS, the applicant states that the building was erected in 1924 as a non-fireproof public garage and hay and feed market, subdivided by a block wall; that in 1931 the portion used as hay and feed market was subdivided by a brick wall and a five-car garage installed in its northern portion; that this condition continued until 1935 when the owner was forced to retire from the hay and feed business and upon removing the separating partitions, leased the entire premises as a public garage, for which it has been used to date; that the building has been in use by the Department of Sanitation for the storage of trucks and equipment and

WHEREAS, the applicant contends that the removal of the wall between the public garage portion and the hay and feed portion was necessary to facilitate the use of the building as a public garage; that it would be a hardship to be required to reinstall this wall; that the outside area of the building is approximately 17,350 sq. ft. but the net garage area is approximately 15,750 sq. ft. which is only slight in excess of the allowable 15,000 sq. ft.; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board in connection with Cal. 187-51-BZ.

Resolved, that the decision of the borough superintendent acting on Alt. Applications 3209-50 and 4339-50, Objective 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be made to comply with the requirements of the resolution adopted this day under Cal. 187-51-BZ.

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260-51-A

APPLICANT—Andrew J. Thomas, for New York City Housing Authority, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—14-62 and 14-72 to 14-82 Beach Channel drive, block bounded by Hassock street, Beach Channel drive, Queens County line, Beach 12th street and Redfern avenue (Buildings 2, 3, 4 and 13); (Blocks 3, 4, 5 and 7, Lots—all except Lots 43 and 50, Block 7), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Andrew J. Thomas, Max B. Schreiber and John C. Maniatty.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (260-51-A)

WHEREAS, Andrew J. Thomas, for New York City Housing Authority, owner, filed April 11, 1951, an application pursuant to Section 36 of the General City Law to permit the erection of buildings not fronting on mapped streets, affecting premises 14-62 to 14-82 Beach Channel drive, (Buildings Nos. 2, 3, 4 and 13) entire block No. 3, entire block No. 4, entire block No. 5, and all of Block 7 except Lots 43 and 50), Far Rockaway, Borough of Queens (Redfern Houses); and

WHEREAS, the decision of the borough superintendent dated June 27, 1951, acting on N.B. Applic. 9740, 9741, 9742, and 9751 of 1950, read:

"2M. The erection of a building(s) not fronting on legal mapped street(s) is contrary to Art. 3, Sec. 36, General City Law. This objection applies only to N.B. 9740, 9741, 9742 and 9751 of 1950."

and

WHEREAS, the applicant states that the plot consists of acreage in a residence use, D area, Class 1 height district, upon which it is proposed to erect a series of 3 and 6 story, class 1 constructed, class A multiple dwellings with accessory parking area and garage for two cars; and

WHEREAS, the applicant contends that the circumstances in this case do not require the structures to be directly related to public streets and it is therefore requested that the Board grant a variance to permit the erection of the buildings in question located on the plot as indicated on plans filed with this appeal; and

WHEREAS, the applicant has filed with this Board a copy of alteration No. 3432 adopted by the Board of Estimate January 11, 1951, modifying the lines and grades of the street system within the area involved in this appeal.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 9740, 9741, 9742 and 9751-50, Obj. 2M, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 36 of the General City Law, to permit the buildings not facing a mapped street to be located as proposed on plans filed with this application marked "Received June 29, 1951," 2 sheets, *on condition* that such buildings shall have driveways or paths available at all times and properly maintained from the entrances and exits of such buildings to a mapped street; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by resolution adopted this day under Cal. No. 259-51-BZ.

374-51-A

APPLICANT—Harry B. Lindberg, for The Borden Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2840-2862 Atlantic avenue and 181-207 Schenck avenue, southeast corner and 250-272 Barbey street (Block 3964, Lots 4, 5, 6, 8 and 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: T. J. Mahoney and Harry B. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (374-51-A)

WHEREAS, Harry B. Lindberg, for The Borden Co., owner, filed April 30, 1951, an appeal from a decision of the borough superintendent affecting 2840-2862 Atlantic avenue, south side, between Barbey street and Schenck avenue, 181-207 Schenck avenue and 250-272 Barbey street (Block 3964, Lots 4, 5, 6, 8 and 23), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated April 13, 1951, on Alt. Applic. 972-51, reads:

"3. Area of class 3 Bldgs, not to exceed permissible area under sect. 4.2.1 Bldg. Code.

4. Exits from all floors to comply with Sect. 270 of Labor Law."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet 8 inches by 201 feet and 235 feet in area, located in a business and residence use, C area, class 1 height district on which buildings A, B, C and D exist; and

WHEREAS, the applicant states that building A is one-story, 20 feet in height, 200 feet by 39 feet in area, of class 3 construction, erected 1914 and used and occupied since 1914 as follows: 1st floor, storage—2 persons; 2nd floor, former stable—4 persons; 3rd floor, storage—2 persons; and proposed to be used throughout for dairy manufacturing and storage—6 persons on the 1st floor, 2 persons on the 2nd and 2 persons on the 3rd floor; that building A is equipped with a standpipe system; that there are 2 interior stairs, 3 feet and 3 feet 6 inches in width respectively, of steel with concrete treads enclosed in 6 inch terra cotta, equipped with kalamein self-closing doors; that the west stairs goes to roof; that neither stairs leads direct to street; and

WHEREAS, the applicant states that building B is three stories, 36 and 44 feet in height, 200 feet 8 inches by 60 feet and 76 feet in area, of class 3 and part fireproof construction, erected 1887 and used and occupied since 1887 as follows: 1st floor, storage and garage for less than five cars—2 persons; 2nd floor, former stable—2 persons; 3rd floor, storage—1 person; that it is proposed to use this building throughout for storage with an occupancy of 1 person on each floor; that this building is equipped with a standpipe system; that there is one 3 foot 8 inch wide reinforced concrete stairs enclosed in 8 inch brick equipped with kalamein self-closing doors and extending from room bulkhead direct to street; and

WHEREAS, the applicant states that building C is three stories, 44 feet in height, 100 feet by 36 feet in area, of class 3 construction, erected 1887 and 1914 and used and occupied since as follows: cellar, boiler room and engine room—2 persons; 1st floor, dairy processing and bottling—20 persons; 2nd floor, dairy processing and offices—10 persons; 3rd floor, dairy processing, laundry and offices—10 persons; that it is now proposed to use and occupy this building as follows: cellar, boiler room—1 person; 1st floor, dairy manufacturing and offices—10 persons; 2nd floor,

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dairy manufacturing and offices—10 persons; 3rd floor, dairy manufacturing, laboratory and offices—10 persons; that this building is equipped with a one-source sprinkler system; that there are 3 interior stairs, 3 foot 2 inches and 3 foot 6 inches in width respectively, two of steel construction and one wood; one is enclosed in terra cotta block, one in partitions of stud lath and plaster and the other stairs is open; that the enclosed stairways are equipped with kalamein self-enclosing doors, one stairs leads to street and one stairs leads to roof bulkhead; and

WHEREAS, the applicant states that building D is three stories, 40 feet in height, 100 feet by 61 feet in area, of fireproof construction, erected 1914 and used and occupied since 1914 as follows: on the 1st floor, as a loading yard with an occupancy of 1 person, and proposed to be used and occupied on the 3rd floor as loading platform, 1 person, and on the second and third floors as passages between buildings; and

WHEREAS, the applicant states that the section of building C at the southeast corner of Schenck and Atlantic avenues with a frontage of 50 feet was built in 1887; that the balance of building C was built in 1914; that a portion of the older section is class 3 construction and this building is used for offices and the openings into the adjoining fireproof sections are protected with self-closing fire doors on one side of the wall; that stairs in the non-fireproof sections are of wood and leads from 3rd floor to Schenck avenue and in addition there is a scuttle with iron ladder to the roof; that this building was erected with staggered floor levels and certain areas have exceedingly high ceilings; that stairs consist of an enclosed fireproof stair at the east center of the building and a series of open steel stairs; that due to the peculiar construction it would be difficult to alter present exit facilities; that horizontal access between portions of the building has been provided; that in addition, it is proposed to construct horizontal passageways leading to building A at the 2nd and 3rd floors; that this building is equipped with a one-source sprinkler system on the 3rd floor of the east portion and this sprinkler was a voluntary installation; that building A is a 3-story, class 1 constructed stable building equipped with an enclosed fireproof stairway at the northeast corner leading from 1st to 3rd floors; that there is also a fireproof stairway at the west side from 2nd floor to roof; that building B is of mixed construction with brick walls 3 stories high; the 2nd floor consists of a concrete slab on steel beams which are not fireproof; the 3rd floor and roof consists of 3-inch wood planks supported on steel beams unprotected; that building B has access to building A at the 2nd and 3rd floors through openings protected with self-closing fire doors; that there is also an open concrete and steel bridge between building B and building C and the 3rd floor level used for the transfer of materials only; that building A and building B are both equipped with standpipe systems; that it is proposed to construct a new fireproof stairway at the southwest corner of building B from 1st floor to roof discharging directly to Schenck avenue at grade; and

WHEREAS, the applicant states that building A is one story, 39 feet wide, 200 feet long, with entrances from Schenck avenue and Barbey street; that this building consists of a paved area with a roof of steel trusses, corrugated iron roofing, copper skylights and wire glass; that it is proposed to extend the loading platforms in this area; and

WHEREAS, the applicant contends that since the combined areas of buildings A and B are less than 10,000 square feet and egress is provided at both ends to the streets, that acceptance of present egress facilities plus the proposed new stairway and horizontal passageways between buildings is requested; that the nature of the dairy manufacturing business is non-hazardous and requires large storage areas for raw and finished products, therefore, the density of occupancy will be very low; that the buildings have been in use for 37 years without any incidents of any kind and since conditions proposed are an improvement over present conditions, it is requested that the Board take favorable action on this application; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 972-51, Objections 3 and 4, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the requirements of the resolution as adopted this day under Cal. 1006-46-BZ, Vol. II, shall be complied with and the exits as thereon shown shall be maintained meeting all the requirements of all laws, rules and regulations applicable thereto, and including the Labor Law as to the maintenance of exit signs, swing of doors, etc.; that such sprinkler system as exists throughout the building, even though installed as a voluntary system, shall be maintained to the satisfaction of the fire commissioner; that such portable fire fighting appliances shall be maintained throughout as the fire commissioner may require.

456-51-A

APPLICANT—Lama, Proskauer and Prober, for Alt. Rep. Holding Inc., owner (David Condon, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5908-5924 13th avenue and 1273-1283 60th street, northwest corner (Block 5711, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Edmund J. Rotchford and Thomas J. Walsh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (456-51-A)

WHEREAS, Lama, Proskauer and Prober, for A1 Rep. Holding Inc., owner, David Condon Inc., lessee, filed May 29, 1951, an appeal from a decision of the borough superintendent affecting 5908-5924 13th avenue and 1273-1283 60th street, northwest corner (Block 5711, Lot 40), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated May 8, 1951, on Alt. Applic. 1285-51, reads:

"2. Class 3 non-fireproof structure fronting on two streets and exceeding 12000 sq. ft. area violates tabular limit for area under Sec. 4.2.1 Bldg. Code."

and

WHEREAS, the applicant states that the building is one story, 14 feet 4 inches in height, 150 feet 3 7/8 inches by 10 feet in area, of class 3 construction, located in a business use, C area, class 1 height district, erected 1924 and used and occupied since 1924, cellar, boiler room; 1st floor, public garage—5 persons; that it is proposed to be used and occupied as follows: cellar, boiler room; 1st floor, storage garage for more than 5 motor vehicles, servicing and repairs of new and used cars, lubricatorium, wheel alignment parts department, office and sales—15 persons; that the building is equipped with an approved standpipe system and

WHEREAS, the applicant states that it is proposed to maintain the present storage garage use and to add the additional uses of servicing and repairs of new and used cars, lubrication, wheel alignment, parts department, offices and sales; that the present gasoline tanks and pumps will be maintained; that the building is approximately 15,000 square feet in area and faces two streets; that the building was originally erected under a permit issued by the Bureau of Buildings under a variance granted by the Board under Cal. 281-24-BZ, Vol. I; that the ceilings are fire retarded; that the inclusion of repairs and servicing will not increase hazard to the building; that such portable fire fighting

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pliances will be installed and maintained as the Fire Commissioner shall direct; and

WHEREAS the premises were inspected by a Committee of the Board in Conjunction with Cal. No. 281-24 BZ, Vol. II.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1285-51, obj. 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and granted only so long as the building is occupied as proposed and as permitted this day by resolution adopted under Cal. 281-24-BZ, Vol. 2 and complies therewith.

459-51-A

APPLICANT—Ben L. Glucksman, for Far Rockaway Associates, Inc., owner (L. I. Riverside Memorial Chapel, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1242-1252 Central avenue and 1301 Minton street, northwest corner (Block 20, Lot 24), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Ben L. Glucksman and Walter H. Groome.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating, and Deputy Chief Guinee..... 3

Negative: Commissioner Kleinert..... 1

THE RESOLUTION (459-51-A)

WHEREAS, Ben L. Glucksman, for Far Rockaway Associates, Inc., owner, Long Island Riverside Memorial Chapel, Inc., lessee, filed June 28, 1951, an appeal from a decision of the borough superintendent, affecting 1242-1252 Central avenue and 1301 Minton street, northwest corner (Block 20, Lot 24), Far Rockaway, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated June 27, 1951, acting on Alt. Applic. 653-51, reads:

"2. Provide fire wall separating extension 4.1.5."

and

WHEREAS, the applicant states that the existing building is two stories, 33 ft. in height; 112 ft. 6 in. by 51 ft. in area, of Class 4 construction; erected 1921; located on a lot 125 ft. by 75 ft. in area; in a residence use, D area, Class 1 height district, and used and occupied since 1921 as follows: basement, embalming room, non-storage garage and casket storage; 2 persons; 1st floor, chapel and funeral parlor, 250 persons; 2nd floor, casket showroom, 5 persons; and proposed to be altered and extended by two stories, 33 ft. in height; 112 ft. 6 in. by 66 ft. in area and used and occupied as follows: basement, embalming room, non-storage garage and casket storage, 2 persons, 1st floor, chapel and funeral parlor, 250 persons; 2nd floor, casket showroom and reposing room, 5 persons; that the building is equipped with one 4 ft. 6 in. wide wood open stair leading direct to street and provided with a ladder and scuttle to roof; and

WHEREAS, the applicant contends as to the objection of the borough superintendent requiring the construction of a fire wall separating the new extension from the existing building that the fire wall will be constructed in compliance with the requirements of the Code so as to separate the extension from the existing building on the basement and 2nd floors but such fire wall will not be complete on the 1st floor by reason of the necessary arrangement of the partition; that since the existing building is class 4 construction and the extension proposed will be to an existing class 3 portion of the class 4 building, the hazard will not be increased by reason of the omission of the fire wall at the first floor level; that to be required to construct the fire wall continu-

ously from the basement to the roof would constitute a practical difficulty and unnecessary hardship as it would interfere with the operation of the establishment.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 653-51, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. 451-51-BZ shall be complied with.

461-51-A

APPLICANT—Max Horn, for Franklin National Bank, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—127-08 to 127-18 Merrick boulevard, west side, 65.31 ft. south of 127th avenue Block 12528, Lot 105), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Albert Sacco.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (461-51-A)

WHEREAS, Max Horn for Franklin National Bank, owner, filed June 28, 1951, an appeal from a decision of the borough superintendent affecting 127-08 to 127-18 Merrick boulevard, west side, 65.31 ft. south of 127th avenue (Block 12528, Lot 105), Springfield Gardens, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated April 13, 1951, acting on Alt. Applic. 261-47, reads:

"2. Building is excessive in area for non-fireproof construction contrary to Sect. 4.2.1 of B.C."

and

WHEREAS, the applicant states that the building is one story 15 ft. in height, 184 ft. 11 in. by 75 ft. 3 in. irregular in area, of Class 3 construction, commenced in 1948, located in a retail use, D area Class 1 height district and now uncompleted; proposed to be completed and used and occupied as follows: cellar, factory, 40 persons; 1st floor, factory, 60 persons; that the building will be provided with one 3 ft. 8 in. wide steel stairs, enclosed in partitions of cinder blocks, equipped with fireproof self-closing doors and leading direct to street; that a ladder and scuttle to roof will be provided; and

WHEREAS, the applicant contends that the building is erected as far as the foundation and upper walls are concerned and was built as a result of a variance granted by the Board; that since the building will have an average depth of approximately 60 ft. the fire department will have access to any fire that may occur therein by reason of such shallow depth and by reason of the long frontage on the street; therefore in view of these facts is requested to grant a variance of the provisions of the Administrative Code so as to permit this building to be used as herein proposed, of class 3 construction.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 261-47, Obj. 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be further increased in area beyond the area as indicated and shall comply with the requirements of the resolution adopted this day under Cal. 561-47-BZ, Vol. II.

Adjourned: 3:30 P.M.

Joseph J. Doyle, Chief Clerk.

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REGULAR MEETING

TUESDAY AFTERNOON, JULY 24, 1951, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

948-40-SA

APPLICANT—Sanmyer Corporation, owner (George S. Siggings, agent).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Hev-E-Oil Burner (previously approved).

APPEARANCES—

For Applicant: Frank Wymbs, Jr.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating, and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (948-40-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 3, 1951

Cal. No. 948-40-SA

Subject: Hev-E-Oil Burner, amendment to resolution.

The Board of Standards and Appeals on December 3, 1940 approved the Hev-E-Oil Burner—Models S1, S2, S3, and S4, for use in New York City with fuel oil not heavier than #5 for domestic and commercial use, when installed in accordance with the Oil Burner Rules and this report, on condition that all installations be in charge of an operator having a certificate of fitness.

The applicant requests that the condition as to the burner being in charge of an operator having a certificate of fitness be waived, as he contends the preheater is electric and functions only at start of the burner, and not during the operation of the burner which is fully automatic. This matter has been considered and discussed with the Fire Department representatives, and the Committee recommends that the recommendation of December 3, 1940, be amended to omit the requirement—"that all installations be in charge of an operator having a certificate of fitness", and that this requirement be omitted from the required label.

(Sgnd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of December 3, 1940 in accordance with the above report.

373-50-SA

APPLICANT—Air Reduction Co., Inc., owner-manufacturer.

SUBJECT—Air Reduction Co., Inc. Welding and Heating Torches with cutting attachment, Models 700 series and 800 series, approval of.

APPEARANCES—

For Applicant: John J. Crowe.

ACTION OF BOARD—Appliance approved in accordance with the report of the committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating, and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (373-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 29, 1951

Re: Cal. 373-50-SA

Subject: Air Reduction Co. Inc. Welding and Heating Torches with Cutting Attachments—Models 600 Series, 4000 Series, 6000 Series, 5000 Series, 3000 Series, 1000 Series, 700, 800 and 9000 Series and 4300 Series, approval of.

Air Reduction Co. Inc. Murray Hill, New Jersey, filed May 8, 1950, an application with the Board of Standards and Appeals for approval of the appliances known as Air Reduction Co. Inc. Welding and Heating Torches, with cutting attachments, Models 600 Series, 4000 Series, 6000 Series, 5000 Series, 3000 Series, 1000 Series, 700, 800 and 9000 Series and 4300 Series under the provisions of C19-93.0 Administrative Code.

Purpose

These appliances are used for welding, heating and cutting of metals.

Description

The 4000 Series (Nos. 823) is a cutting torch consisting basically of a tip nut, head, cutting oxygen tube, preheat oxygen tube, fuel gas tube, rear end and torch handle hose connections for oxygen and fuel gas, are provided and the torches are equipped with suitable means for controlling the flow of gases. Torches in this series are of the following types: 2 hose, 3 hose, water-cooled, non water-cooled and valveless.

The 6000 Series (Nos. 823) is similar in design principles, construction and function to the water cooled valveless torches and the non-water cooled 2 hose torches of the 4000 series except that the heads accommodate tip mixing type tips of various diameters.

The 6000 Series (Nos. 822—Hand Scarfing Torch) consists of a head, scarfing oxygen tube, preheat oxygen tube, fuel gas tube, preheat oxygen valve, preheat oxygen tube between the preheat oxygen valve and rear end, tube spacers, torch handle support, rear end oxygen hose connection fitting, fuel gas hose connection fitting and a torch handle.

The 5000 Series (Nos. 822—Hand Scarfing Torch). The cutting torch consists of a tip nut, head, tube clamps, cutting oxygen tube, preheat oxygen tube, fuel gas tube front end, rear end, an oxygen tube and a fuel gas tube between the front and rear end, oxygen hose connection fitting, fuel gas valve with hose connection seat and threads and a torch handle. The front end incorporates a preheat oxygen valve and a cutting oxygen valve.

The 5000 Series (Hand Cutting Torch) is similar to the 5000 Series Hand Scarfing Torch except it does not have the tube clamps and the rear end incorporates the fuel gas valve.

The 4000 Series (Nos. 822 Hand Cutting Torch) is similar to Series 4000 No. 823 which is the machine cutting torch.

The 3000 Series (Nos. 822 Hand Cutting Torch). The cutting torch consists of tip nut, head, cutting oxygen tube, preheat oxygen tube, fuel gas tube, front end, rear end, oxygen hose connection fitting fuel gas valve with hose connection seat and threads and a torch handle. The rear end incorporates a preheat oxygen valve and a cutting oxygen valve.

The 1000 Series (822 Oxygen Lance) consists of a pip adapter, front end, oxygen tube, rear end and a torch handle. The front end incorporates an oxygen valve. The lance conveys and controls oxygen flow only.

The 1000 Series (Hand Cutting Torch) consists of tip nut, head cutting oxygen tube, mixed gas tube, front end, extension, front end, rear end, cutting oxygen, preheat oxygen and fuel gas tubes between the front and rear end, fuel gas valve with hose connection seat and threads and a torch handle. The front end incorporates a cutting oxygen valve and the rear end embodies a preheat oxygen valve.

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The 9000 Series includes a variety of sizes covering a range from light gauge sheet metal welding, soldering and brazing to the heaviest manual heating jobs. The torches consist of a head, rear end, gas conveying tubes connecting head and rear end and handle.

The 300, 400, 600, 700, 800 are similar to the 9000 Series.

The 4300 Series include torches for machine welding and flame hardening application and all torches in this series are water cooled.

No. 75 Hand Welding Torch. This is a Bunsen type torch of small capacity in which the injector action of acetylene passing through a small nozzle aspirates sufficient air from the atmosphere for proper combustion proportions. The torch consists only of an extruded brass bar in which is drilled a simple hole for the passage of the acetylene. There are no valves on this torch and all aspiration and mixing takes place in accessory mixers.

Inspection and Test

The entire range of welding, heating and cutting torches were tested at the plant of the applicant, June 6, 1951. Present at the test were J. A. Darts, Engineering Division, Committee on Test, and Messrs. J. J. Crowe and Kiernan, representing and applicant. The equipment was subjected to flash back tests without any flash backs occurring. The units are listed by the Underwriters Laboratory under the Label Service form of supervision.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Air Reduction Company, Incorporated Welding and Heating Torches, with cutting attachments—Models: Series 600, 4000, 6000, 5000, 3000, 1000, 700, 800, 9000 and 4300 for use in New York City under the provisions of C19-91.0, C19-92.0 and C19-93.0 Administrative Code, on condition that the appliance bears a label reading: "Approved by the Board of Standards and Appeals for use in New York City, under Calendar No. 373-50-SA," or in lieu thereof: "APPROVED B.S.&A.—New York City Cal. No. 373-50-SA."

(Sgnd.) HARRIS H. MURDOCK,
Chairman.

LELLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

627-50-SM

APPLICANT—John W. Usher, for "7V" Insulated Block Corporation, owner-manufacturer.

SUBJECT—7V Concrete Blocks, using Waylite as the aggregate, Sizes $7\frac{3}{4} \times 11\frac{7}{8} \times 15\frac{3}{4}$ ", $3\frac{3}{4} \times 11\frac{7}{8} \times 15\frac{3}{4}$ ", $7\frac{3}{4} \times 7\frac{7}{8} \times 15\frac{3}{4}$ ", $3\frac{3}{4} \times 7\frac{7}{8} \times 15\frac{3}{4}$ ", approval of.

APPEARANCES—

For Applicant: John W. Usher.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (627-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 627-50-SM

July 9, 1951

Subject: "7-V" Concrete Blocks, using Waylite as Aggregate.

The "7-V" Insulated Block Corporation of Port Jefferson, New York, filed June 15, 1950 an application with the Board of Standards and Appeals for approval of the "7V" Concrete Blocks using Waylite as Aggregate, under the provisions of C26-178.0.b and C26-309.0 Administrative Building Code, and the Rules for Manufacture Testing and Use of Concrete Masonry Units adopted under Cal. 639-40-SR.

Purpose

Concrete blocks for building construction using Waylite as an aggregate.

Description

These are blocks for building construction, made from expanded furnace slag (Waylite), sand and cement, with waterproofing materials added, made either in natural color or tinted with oxides of iron. The blocks may be either plain or made to assimilate brick, to be laid up in the usual manner with mortar for side walls and foundations. The blocks are made in the following sizes: $8" \times 8" \times 16"$ and $4" \times 8" \times 16"$. The blocks are made in the following proportions: 1 part of cement, 3 parts sand, 2 parts Waylite and 7 gallons of water. The blocks are 3 cell hollow load bearing with 40% voids. The cement and aggregate are mixed in a 42 cu. ft. batch mixer from a weighing batcher. The water is controlled manually. The blocks are formed on a Stearns Jolt Crete Machine. The blocks are cured in kilns with low pressure steam for eight hours, and then stored in the open for approximately 8 days. The plant of the applicant covers about 15 acres. There is a one story building 75 ft. by 80 ft. with three wet steam kilns, where the blocks are made and a one story storage building 20 ft. by 50 ft. The Setauket Sand and Gravel Company furnishes the sand and the Waylite Company furnishes the Waylite.

Inspection and Test

The plant of the applicant was inspected by Chief Engineer L. V. Huber of the Committee on Test. Present at the test was John W. Usher, representing the applicant.

Blocks were identified and marked and tested by Haller Testing Laboratory, with following result:

$8" \times 8" \times 16"$ —3 cell hollow load bearing
Average compressive strength—2216 p.s.i.
Average absorption lbs. per cu. ft.—11.6
 $4" \times 8" \times 16"$ —3 cell hollow load bearing
Average compressive strength—2047 p.s.i.
Average absorption lbs. per cu. ft.—10.3

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the "7V" Concrete Blocks using Waylite as the Aggregate, manufactured by the "7V" Insulated Block Corporation, in the following sizes: $8" \times 8" \times 16"$ and $4" \times 8" \times 16"$, all three cell hollow concrete as herein set forth at applicant's plant.

Pursuant to C26-191.0 for use in load bearing and non-load bearing masonry as provided in Sub. Article 4 Chapter 26 Administrative Building Code and the Rules of the Board, Rules for the Manufacture, Testing and Use of Concrete Masonry Units adopted under Cal. 639-40-SR.

This recommendation is based on the following conditions:

1. That these units be manufactured according to the same specifications as herein set forth.
2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board.
3. That nine copies of drawings showing the manufacturer's distinguishing mark and its method of application with the additional marks required by Rule 8.1 and 8.2 shall be filed with the Board.
4. That these units be marked as required by 8.4.
5. That rule 8 be complied with.
6. That quarterly test reports of compression for not less than three representative samples of each size of block described herein, manufactured during the quarter, be filed with the Board. Unless these tests are performed at a laboratory approved by the Board, such reports shall be verified

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before a notary public or commissioner of deeds by the person performing the same.

7. That only approved aggregates shall be used.

(Sgnd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

900-50-SM

APPLICANT—Asbestospray Corp., owner-manufacturer.

SUBJECT—Asbestospray, (acoustical and thermal insulation-fire-retardant of steel floors and beams), approval of.

APPEARANCES—

For Applicant: Edwin S. Cox.

ACTION OF BOARD—Material approved in accordance with the report of the committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (900-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 10, 1951

Re: Cal. 900-50-SM

Subject: Asbestospray (Fire Retardant on Steel Floor and Beam Construction), approval of.

Asbestospray Corp., Brooklyn, New York, filed December, 8, 1950, an application with the Board of Standards and Appeals for approval of the material known as Asbestospray under the provisions of C26-88.0 and C26-178.0 Administrative Building Code, for use under the requirements of C26-239.0 Administrative Building Code.

Purpose

Asbestospray is to be used as an acoustical and thermal insulation and also as a fire retardant on steel floors and beam construction.

Description

Asbestospray is the trade name for a mixture of asbestos and a dry binder.

The mix of asbestospray is as follows 65.6% virgin asbestos; 29.5% reclaimed and reprocessed asbestos and 4.9% of dry binder (Bentonite).

This mixture is blown through a special type of spray head where it is properly wetted and thrown onto a surface treated with a wet binder. The binder, known as Asbestospray Adhesive, is a liquid, milky-white in color and is mixed with water in the proportions of two parts of adhesive to five parts of water, by volume.

Inspection and Test

The plant of the applicant, at Newark, New Jersey was inspected by J. A. Darts, Engineering Division, Committee on Test. Sample bags of the material were identified and marked and then shipped to the Underwriters Laboratory, Chicago, where fire tests were conducted in accordance with the requirements of C26-579.0 through C26-690.0 and C26-596.0 through C26-699.0 Administrative Building Code. The test was witnessed by Comm. E. W. Kleinert, Committee on Test.

Test Structure:

The test sample consisted of an assembly of floor units as prefabricated by the Detroit Steel Products Co. A 12 inch 27 lb. I beam, metal lath, runner furring channels attachment wire, Asbestospray and concrete top flooring.

The floor units were laid on the two I beams, which form part of the furnace structure and also on top of the 12 inch-27 lb. beam thus providing spans of 10 ft. and 3 ft. 2½ inches. The top of the floor units were covered with a 2 in. thickness of Reinforced concrete, reinforcement being No. 6 W. & M. gauge 6" x 6" mesh welded wire fabric, the concrete had a compressive strength of 3500 p.s.i.

The floor units consisted of 14 units of Fenestra 4½ D 16-16 cellular steel floor panels each 14'-0" long x 16" wide x 4½" deep designed to carry a dead and live load of 231 lbs/sq. ft. on the span used in the design of the floor.

The lath was ¾" rib lath, 26 USS gauge weighing 3.4 lbs/sq. yd.

The runner channels were 1.12 lb/ft.; 1½" wide and the furring channels were 0.30 lb/ft. ¾" wide for one half of the ceiling and 0.41 lb/ft. 1" wide for the other half of the ceiling.

The wire for attaching the lath was #18 W & M gauge, soft annealed steel, and clips were formed in a "W" shape of #8 & M gauge soft annealed wire.

The hangers were #8 gauge W & M gauge wire for one half of the ceiling and for the other half; the hangers required by the code, (two 1" x 3/16" bars bent into an "L" and bolted back to back to form a "tee") were used.

The ceiling side of the assembly was provided with the runner channels spaced 4'-0" on centers and suspended by means of the hangers mentioned above. At right angles to the runner channels were placed the furring channels spaced 12" on centers. These furring channels were held against the runner channels by means of a double loop of four No. 18 W & M gauge wire or a special No. 8 W & M gauge wire clips. The metal lath was attached to the furring channels by means of No. 18 W & M gauge wire spaced 6" on centers. The lath was 4½" from the bottom plane of the Detroit Steel Products Co. floor units.

The Asbestospray Adhesive was mixed with water and sprayed onto the metal lath and before drying the Asbestospray was blown onto the lath surface to a depth of 1½" and was then tamped to a thickness of 1⅞".

The steel beam, included in the assembly, was protected by blowing on 1" of Asbestospray which was tamped to a thickness of ¾" on the web and flanges of the beam after spraying the beam with Asbestospray Adhesive. The sprayed beam was then caged with a metal lath cage so that a space of 2¼" was provided from the bottom and from the edges of the beam flanges at all sides. The Asbestospray was then blown on the cage in a similar manner to that of the lathed ceiling and to the same thickness.

Test Results:

Beam Protection: As set forth in C26-699.0.1 Administrative Building Code, the end point is reached when the average temperature of the steel reaches 925° F. This point was reached at 4 hours.

Ceiling: As set forth in C26-590.0 Administrative Building Code, the end point is reached when the average temperature on the exposed surface is 250° F. in excess of the initial temperature of that surface. This point was reached at 3 hours and 34 minutes. Additional tests in conformity with the requirements SS-A-118(a) were conducted at Columbia University in the presence of J. A. Darts, Engineering Division, Committee on Test and E. S. Cox, representing the applicant.

The specimens were 3'-0" x 3'-0" panels. One specimen had a 3'-0" x 3'-0" x ¾" gypsum board nailed to the panel. Asbestospray was applied to this gypsum board to a thickness of 1½" and compressed to a thickness of 1". The second panel was similar to the first panel except embossed metal .0125" thick, was used instead of the gypsum board.

Results of tests: There was no flaming of either test panel during the 40 minute flame exposure. On examination of the panels the following information was apparent.

Panel I (Gypsum)—(1)—Paper charred on the exposed side of the gypsum board over an area of 3½" diameter; (2)—Paper on unexposed side of gypsum board charred over area of 1" diameter.

Panel II (embossed metal) No affect.

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Recommendation

On the basis of the inspection and test of the data filed by the applicant, the Committee on Test recommends the approval of Asbestospray (Fire retardant on steel floor and beam construction) when constructed in the following manner for use under C26-239.0 Administrative Building Code.

Floor and Ceiling Construction: Detroit Steel Products Co. steel floor units finished with 2 inches of 3500 lb. concrete top fill reinforced with No. 6 W & M gauge 6" x 6" welded wire fabric and finished on the ceiling side with not less than 1½" Asbestospray, tamped to not less than 1½" applied to the lath which is first coated with Asbestospray Adhesive; the lath shall be ¾", 3.4 lb. rib metal lath fastened to ¾" or 1" furring channels, spaced 12" on centers. The furring channels are wire tied or clipped with the special clip, described herein, to 1½" runner channels, spaced 4'-0" on centers. The runner channels shall be secured to the steel floor units by means of two 1" x 3/16" "L" shaped bars bolted back to back to form a "tee" and placed on 4'-0" centers. When protecting steel beams the protection shall be as herein described, namely, by blowing on 1" Asbestospray and tamping to a thickness of ¾" after spraying the beam with Asbestospray Adhesive, and then caging the sprayed beam with a metal lath cage, leaving a clearance of 2¼" from the bottom and edges of the beam flanges to the inside face of the metal lath cage. The metal lath cage shall then be sprayed with Asbestospray to a thickness of 1½" and tamped to a minimum thickness of 1½".

The Committee further recommends the use of Asbestospray for voluntary installation under C26-88.0 and C26-191.0, as an incombustible acoustical and thermal insulation when applied, to a minimum tamped thickness of 1", on ¾" gypsum board or .0125 embossed metal sheet.

It is further recommended that all installations shall be under the direct and responsible supervision of the applicant or his licensed applicators.

The Committee further recommends that, due to the texture of the material, it shall not be installed any closer than seven feet from the floor and further that each bag of Asbestospray shall be stamped or labelled: "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 900-50-SM."

(Sgnd.) EDWIN W. KLEINERT,
Commissioner.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

29-51-SM

APPLICANT—U. S. Gypsum Company, owner-manufacturer.

SUBJECT—USG. Expanded Metal Gratings and Stair Treads, approval of.

APPEARANCES—

For Applicant: W. W. Bainbridge.

ACTION OF BOARD—Material approved in accordance with the report of the committee on test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating, and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (29-51-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 2, 1951

Re: Cal. 29-51-SM.

Subject: USG Flattened Grade-X; Projection Mesh; Grate-X and Stair treads, approval of.

U.S. Gypsum Company, New York, filed January 2, 1951, an application with the Board of Standards and Appeals for approval of the material known as USG Flattened Grate-X, Projection Mesh, Grate-X and Stair Treads, under the provisions of C26-80.0; C26-191.0, C26-554; C26-557.0.3; C26-559.0, C26-564.0, C26-676.0, C26-709.0 and the pertinent sections of Articles 13 and 14, Chapter 26, Administrative Building Code.

Purpose

This material is to be used for open type steel flooring, grillage, guard rail paneling and stair treads.

Description

USG Grate-X is a heavy duty expanded metal, made of steel plate which is slit and expanded in a cold drawing process. The material comes in four styles or weights per square foot, which are as follows; having the following characteristics:

Style	Diamond Width	Opening Size	Strand Width	Strand Thickness	Grate-X Depth	% Open Area
3.0 lb.	1.44	1.09 x 3.3	.23	.223	½"	61%
4.0 lb.	1.395	1.02 x 3.25	.30	.223	⅝"	54%
5.0 lb.	1.143	0.72 x 2.88	.31	.223	⅝"	48%
7.0 lb.	1.333	0.70 x 2.75	.40	.284	¾"	40%

The Flattened Grate-X is regular Grate-X that has been flattened to a smooth ridge free surface by a cold rolling process. All strands are in the same plane and the diamond openings are considerably smaller and is more applicable as stair treads and walkways where women wearing narrow heeled shoes are likely to walk.

The stair treads are made from either the 4 lb. or 5 lb. Grate-X.

The Grate-X may be attached to supports by bolts, spaced 6 inches on centers along the support or by welding every fourth bond.

At times, for greater loads and greater spans the material is reinforced by various means, the most common means being as follows:

1. 1¼" x ¼" bars spaced 4 diamonds, short way of the diamonds, on centers; long way of the diamond parallel to span.

2. 2¼" x .225" coped bars spaced 2 diamonds, long way of the diamonds, on centers; long way of the diamonds perpendicular to span; carried full length.

3. Two 3½" x 3/16" bars laid with diamonds and one 3½" 3/16" bar welded at mid-span. The bars are laid in the trough of the diamonds and welded together at intersections.

4. 1¼" x ¼" bars spaced 1 diamond, long way of the diamond, on centers; long way of the diamonds perpendicular to span.

Inspection and Test

Samples of the various styles of grating were identified at the U. S. Gypsum Company's plant at New Brighton, Staten Island, by John A. Darts, Engineering Division, Committee on Test, and W. W. Bainbridge, representing the applicant.

Load deflection tests were conducted at Columbia University in the presence of J. A. Darts, Engineering Division, Committee on Test and W. W. Bainbridge, J. A. Robertson, E. A. Klein, C. W. Wood and J. S. McBride, representing the applicant. The tests were conducted in accordance with the requirements of C26-626.0 Administrative Building Code.

Tests were conducted on "Free Ends", "Fixed Ends" and Reinforced Grating.

Results of the tests were as follows:

- 3 lb. Grate-X (Unreinforced—Free End)
Width 4'-0"; Span 2'-0" c to c bearing 2" bearing
Area = 8'-0" sq. ft.
Ultimate Load = 3860 lbs; Deflection = 2.02"
Pounds/sq. ft. = 3860 ÷ 8 = 482 lbs/sq. ft.
Permitted Carrying Capacity = 482 ÷ 4 = 120 lbs/sq. ft.
Permitted loads and deflections:

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Total Load—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
330 lbs.	41 lbs./sq. ft.	1/360 of span—.09"
490 lbs.	61 lbs./sq. ft.	1/250 of span—.06"
965 lbs.	120 lbs./sq. ft.	—.19"

2. 4 lb. Grate-X (Unreinforced—Free End)
Width 4'-0"; Span 2'-6" c to c bearing—2" bearing
Area = 10'-0" sq. ft.
Ultimate Load = 3920 lbs. Deflection = 2.69"
Pounds/sq. ft. $3920 \div 10 = 392$ lbs/sq. ft.
Permitted Carrying Capacity = $392 \div 4 = 98$ lbs/sq. ft.
Permitted loads and deflections:

Total Load—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
435 lbs.	44 lbs/sq. ft.	1/360 of span—.08"
655 lbs.	65 lbs/sq. ft.	1/250 of span—.12"
980 lbs.	98 lbs/sq. ft.	—.24"

3. 5 lb. Grate-X (Unreinforced—Free End)
Width 4'-0"; Span 3'-0" c to c bearing 2" bearing
Area = 12 sq. ft.
Ultimate Load = 4690 lbs; deflection = 4.14"
Pounds/sq. ft. $4690 \div 12 = 390$ lbs/sq. ft.
Permitted Carrying Capacity = $390 \div 4 = 97$ lbs/sq. ft.
Permitted loads and deflections:

Total Load—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
490 lbs.	40 lbs/sq. ft.	1/360 of span—.10"
580 lbs.	48 lbs/sq. ft.	1/250 of span—.14"
1164 lbs.	97 lbs/sq. ft.	—.41"

4. 7 lb. Grate-X (Unreinforced—Free End)
Width 4'-0"; Span 3'-6" c to c bearing 2" bearing
Area = 14 sq. ft.
Ultimate Load = 5590 lbs. Deflection = 4.85"
Pounds/sq. ft. = $5590 \div 14 = 399$ lbs/sq. ft.
Permitted Carrying Capacity = $399 \div 4 = 99$ lbs/sq. ft.
Permitted loads and deflections:

Total Load—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
435 lbs.	32 lbs/sq. ft.	1/360 of span—.12"
480 lbs.	36 lbs/sq. ft.	1/250 of span—.17"
1286 lbs.	99 lbs/sq. ft.	—.46"

5. 3 lb. Grate-X (Unreinforced—Fixed End—bolted to frame)
Width 4'-0"; Span 2'-6" c to c of bearing—2" bearing
Area = 10 sq. ft.
Ultimate Load = 12290 lbs. Deflection = 1.64"
Pounds/sq. ft. = $12290 \div 10 = 1229$ lbs/sq. ft.
Permitted Carrying Capacity = $1229 \div 4 = 307$ lbs/sq. ft.
Permitted loads and deflections:

Total Load—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
880 lbs.	88 lbs/sq. ft.	1/360 of span—.08"
1090 lbs.	108 lbs/sq. ft.	1/250 of span—.12"
1229 lbs.	307 lbs/sq. ft.	—.14"

6. 3 lb. Grate-X (Unreinforced—Fixed End—Bolted or Welded)
Width 4'-0"; Span 3'-0" c to c bearing—2" bearing
Area = 12 sq. ft.
Ultimate Load = 20290 lbs. Deflection = 2.64"
Pounds/sq. ft. = $20290 \div 4 = 1680$ lbs/sq. ft.
Permitted Carrying Capacity = $1680 \div 4 = 420$ lbs/sq. ft.
Permitted loads and deflections:

Total Load—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
815 lbs.	68 lbs/sq. ft.	1/360 of span—.10"
860 lbs.	72 lbs/sq. ft.	1/250 of span—.14"
5072 lbs.	420 lbs/sq. ft.	—1.11"

7. 4 lb. Grate-X (Unreinforced—Fixed End, Bolted or Welded)
Width—4'-0"; Span—3'-6" c to c of bearing 2" bearing
Area = 12 sq. ft.
Ultimate Load = 20290 ; Deflection = 2.21"

Pounds/sq. ft. = $20290 \div 12 = 1680$ lbs/sq. ft.
Permitted carrying capacity = $1680 \div 4 = 420$ lbs/sq. ft.
Permitted loads and deflections:

Total Load—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
875 lbs.	72 lbs/sq. ft.	1/360 of span—.10"
970 lbs.	80 lbs/sq. ft.	1/250 of span—.14"
5072 lbs.	420 lbs/sq. ft.	—.73"

8. 4 lb. Grate-X (Unreinforced—Fixed Ends, Bolted or Welded)
Width—4'-0"; Span—3'-6" c to c of bearing 2" bearing
Area = 14 sq. ft.
Ultimate load = 20290 lbs; Deflection = 3.06"
Pounds/sq. ft. $20290 \div 14 = 1450$ lbs/sq. ft.
Permitted carrying capacity = $1450 \div 4 = 362$ lbs/sq. ft.
Permitted loads and deflections:

Total Load—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
710 lbs.	52 lbs/sq. ft.	1/360 of span—.17"
910 lbs.	64 lbs/sq. ft.	1/250 of span—.168"
5072 lbs.	362 lbs/sq. ft.	—1.1"

9. 5 lb. Grate-X (Unreinforced—Fixed end—Bolted or Welded)
Width—4'-0"; Span—3'-6" c to c of bearing 2" bearing
Area = 14 sq. ft.
Ultimate load = 20290 lbs; Deflection = 2.97"
Pounds/sq. ft. $20290 \div 14 = 1450$ lbs/sq. ft.
Permitted carrying capacity = $1450 \div 4 = 363$ lbs/sq. ft.
Permitted loads and deflections:

Total Load—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
650 lbs.	52 lbs/sq. ft.	1/360 of span—.117"
910 lbs.	76 lbs/sq. ft.	1/250 of span—.168"
5072 lbs.	363 lbs/sq. ft.	—.195"

10. 5 lb. Grate-X (Unreinforced—Fixed End, Bolted or Welded)
Width—4'-0"; span—4'-0" c to c 2" bearing
Area = 16 sq. ft.
Ultimate load = 36290 lbs.; Deflection = 3.83"
Pounds/sq. ft. $36290 \div 16 = 2268$ lbs/sq. ft.
Permitted carrying capacity = $2268 \div 4 = 567$ lbs/sq. ft.
Permitted loads and deflections:

Total Load—lbs.	Carrying capacity lbs/sq. ft.	Deflection
770 lbs.	48 lbs/sq. ft.	1/360 of span—.13"
1050 lbs.	76 lbs/sq. ft.	1/250 of span—.19"
9075 lbs.	567 lbs/sq. ft.	—1.84"

11. 7 lb. Grate-X (Unreinforced—Fixed Ends, bolted or Welded)
Width—4'-0"; span—4'-0" c to c bearing 2" bearing
Area = 16 sq. ft.
Ultimate load = 31590 lbs.; Deflection = 2.96"
Pounds/sq. ft. = $31590 \div 16 = 1975$ lbs/sq. ft.
Permitted carrying capacity = $1975 \div 4 = 494$ lbs/sq. ft.
Permitted loads and deflections:

Total Load—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
690 lbs.	44 lbs/sq. ft.	1/360 of span—.13
995 lbs.	62 lbs/sq. ft.	1/250 of span—.19
7900 lbs.	494 lbs/sq. ft.	—1.34"

12. 7 lb. Grate-X (Unreinforced—Fixed Ends—Bolted or Welded)
Width—4'-0"; span—4'-6" c to c bearing 2" bearing
Area = 18 sq. ft.
Ultimate load = 20290 lbs; Deflection = 4.14"
Pounds/sq. ft. $20290 \div 18 = 1127$ lbs/sq. ft.
Permitted carrying capacity = $1127 \div 4 = 282$ lbs/sq. ft.
Permitted loads and deflections:

Total Load—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
800 lbs.	44 lbs/sq. ft.	1/360 of span—.1
1070 lbs.	60 lbs/sq. ft.	1/250 of span—.2
5072 lbs.	282 lbs/sq. ft.	—1.1

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13. 2¼" lb. Projection Mesh (Unreinforced—Fixed End Bolted or Welded)
Width 4'-0"; span 1'-6" c to c of bearing 2" bearing
Area 6 sq. ft.
Ultimate load = 10290 lbs; Deflection = 86"
Pounds/sq. ft. = 10290 ÷ 6 = 1715 lbs/sq. ft.
Permitted carrying capacity = 1715 ÷ 4 = 429 lbs/sq. ft.
Permitted load and deflections:

Total Load—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
1290 lbs.	215 lbs/sq. ft.	1/360 of span—.05"
1490 lbs.	248 lbs/sq. ft.	1/250 of span—.07"
2574 lbs.	429 lbs/sq. ft.	—.085"

14. 4 lb. Grate-X (reinforced by Method I—Free End)
Width 4'-0"; span 4'-6" c to c bearing 2" bearing
Area = 18 sq. ft.
Ultimate load = 10190 lbs; Deflection = 3.45"
Pounds/sq. ft. = 10190 ÷ 18 = 566 lbs/sq. ft.
Permitted carrying capacity = 566 ÷ 4 = 141 lbs/sq. ft.
Permitted loads and deflections:

Total Load—lbs.	Carrying Capacity lbs/per sq. ft.	Deflection
1230 lbs.	68 lbs/sq. ft.	1/360 of span—.14"
1850 lbs.	100 lbs/sq. ft.	1/250 of span—.21"
2538 lbs.	141 lbs/sq. ft.	—.3"

15. 4 lb. Grate-X (Reinforced—Method I—Fixed End)
Width 4'-0"; Span 5'-0" c to c bearing 2" bearing
Area = 20 sq. ft.
Ultimate Load = 20290 lbs. Deflection = 3.28"
Pounds/sq. ft. 20290 ÷ 20 = 1014 lbs/sq. ft.
Permitted Carrying Capacity = 1014 ÷ 4 = 254 lbs/sq. ft.
Permitted loads and deflections:

Total Loads—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
1900 lbs.	96 lbs/sq. ft.	1/360 of span—.16"
2700 lbs.	136 lbs/sq. ft.	1/250 of span—.23"
5080 lbs.	254 lbs/sq. ft.	—.47"

16. 4 lb. Grate-X (Reinforced—Method II, Free End)
Width 4'-0"; Span 5'-6" c to c bearing 2" bearing
Area = 22 sq. ft.
Ultimate Load = 6290 lbs. Deflection = 5.58"
Pounds/sq. ft. = 6290 ÷ 22 = 286 lbs/sq. ft.
Permitted Carrying Capacity = 286 ÷ 4 = 71 lbs/sq. ft.
Permitted load and deflection:

Total Loads—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
1562 lbs.	71 lbs/sq. ft.	.18"

17. 4 lb. Grate-X (Reinforced Method III—Fixed End)
Width 4'-00"; Span 4'-0" c to c bearing 2" bearing
Area = 16 sq. ft.
Load Mesh broke at 16490 lbs. but loading was continued to 36290 lbs.
Deflection at 16490 = 1.44"
Pounds/sq. ft. 16490 ÷ 16 = 1030 lbs.
Permitted Carrying Capacity 1030 ÷ 4 = 257 lbs/sq. ft.
Permitted loads and deflections:

Total Loads—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
4112 lbs.	257 lbs/sq. ft.	.13"

18. 2¼ lb. Projection Mesh (Reinforced Method IV Fixed Ends)
Width 4'-0"; Span 3'-0" c to c bearing 2" bearing
Area = 12 sq. ft.
Load—Welds broke at 24690 lbs. but loading was continued to 36290 lbs. Deflection at 24690 lb. = 1.95"
Pounds/per sq. ft. = 24690 ÷ 12 = 2058 lbs/sq. ft.
Permitted Carrying Capacity 2058 ÷ 4 = 514 lbs/sq. ft.
Permitted loads and deflections:

Total Loads—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
3200 lbs.	265 lbs/sq. ft.	1/360 of span—.10"
4450 lbs.	368 lbs/sq. ft.	1/250 of span—.14"
6168 lbs.	514 lbs/sq. ft.	—.23"

19. 2¼ lb. Projection Mesh (Reinforced, Method IV Free End)
Width 3'-6"; Span 2'-6" c to c bearing 2" bearing
Area = 8¾ sq. ft.
Ultimate Load = 10340 lbs. Deflection = 1.79"
Pounds/sq. ft. 10340 ÷ 8¾ = 1181 lbs/sq. ft.
Permitted Carrying Capacity = 1181 ÷ 4 = 295 lbs/sq. ft.
Permitted loads and deflections:

Total Loads—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
2500 lbs.	284 lbs/sq. ft.	1/360 of span—.09"
2851 lbs.	295 lbs/sq. ft.	—.1"

20. 4 lb. Grate-X—Stair Tread
Width 8½"; Span 4'-0"
Area = 2.83 sq. ft.
Ultimate Load = 2690 lbs. Deflection = 1.18"
Pounds/sq. ft. 2690 ÷ 2.83 = 950 lbs/sq. ft.
Permitted Carrying Capacity = 950 ÷ 4 = .237 lbs/sq. ft.

Total Loads—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
670 lbs.	237 lbs/sq. ft.	—.095"

21. 4 lb. Grate-X—Stair Treads
Width 8½"; Span 2'-6"
Area = 1.77 sq. ft.
Ultimate Load = 4790 lbs. Deflection = 1.59"
Pounds/sq. ft. 4790 ÷ 1.77 = 2706 lbs/sq. ft.
Permitted Carrying Capacity = 2706 ÷ 4 = 679 lbs/sq. ft.

Total Loads—lbs.	Carrying Capacity lbs/sq. ft.	Deflection
1200 lbs.	679 lbs/sq. ft.	—.065"

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval, under the provisions of C26-191.0 Administrative Building Code, of the U. S. Gypsum Company's USG Flattened Grate-X, Projection Mesh, Grate-X and Stair Treads for use under C26-88.0, C26-554.0; C26-557.03, C26-559.0, C26-564.0, C26-676.0, C26-709.0 and the pertinent sections of Articles 13 and 14, Chapter 26 Administrative Building Code, for open type steel flooring, grillage and guard panels.

The Committee further recommends the approval of the Stair Treads for use as stair treads as meeting the requirements of C26-527.0.b.c, on condition, that each section of USG, Flattened Grate-X, Projection Mesh, Grate-X and Stair Tread be tagged or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 29-51-SM." or in lieu thereof, when shipped in bulk, each bill of lading, bill of material, proposal or invoice shall be similarly stamped.

(Sgnd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

47-51-SA

APPLICANT—Baker and Co., Inc., owner manufacturer.
SUBJECT—Nitronal Generator, Models 100-G; 500-G; 1500-G; 3000-G; 6000-G and 10000-G, approval of.

APPEARANCES—

For Applicant: M. M. Waller and E. J. Emerson.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating, and Deputy Chief Guinee 4
Negative 0

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THE RESOLUTION (47-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 28, 1951

Cal. 47-51-SA

Subject: Nitroenal General Models 100G, 500G, 1500G, 3000G, 6000G and 10000G, approval of.

Baker and Company, Inc., owner-manufacturer of Newark, N. J., filed December 5, 1950, an application with the Board of Standards and Appeals for approval of the Nitroenal Generator Models 100G, 500G, 1500G, 3000G, 6000G and 10000G under the provisions of C19-91.0 Administrative Code.

Purpose

To produce a mixture of nitrogen and hydrogen by catalytic reaction of Ammonia and air for use as a protective atmosphere.

Description

Liquid ammonia, as obtained in 100 lb. or 150 lb. cylinders, is supplied to the ammonia inlet valve of the nitroenal generator by means of a suitable flexible hose. By virtue of its own vapor pressure, which is proportional to its temperature, it passes through steel piping to a vaporizer. The vaporized ammonia is led through a pressure regulator, which reduces its pressure from about 125 p.s.i.g. to 8 p.s.i.g., then through a flowmeter and a manual regulating valve with which its flow is controlled. Thereafter it is joined with the main air flow. The main air is supplied to the Nitroenal Generator by a compressor at any pressure above 20 p.s.i.g. is then also reduced to 8 p.s.i.g., in a pressure regulator and passed through a flowmeter and manual regulating valve. The air-ammonia mixture is now piped to an inconel converter containing a precious metal catalyst which causes the simultaneous oxidation of ammonia and reduction of hydrogen.

The temperature of this exothermal reaction is in the neighborhood of 1700° F. The resulting mixture of nitrogen, hydrogen, and water vapor passes through a water heat exchanger where the heat of the gas is extracted and used to heat the ammonia in the previously mentioned vaporizer. The gas, its temperature having thus been reduced to about 140° F. is further cooled in a water condenser to approximately 10° above cooling water temperature. The resulting condensation is removed by a water stripper. The gas now passes through another flowmeter, which indicates the total flow of the nitrogen-hydrogen mixture, and a manual regulating valve to the outlet connection.

Just ahead of the final flowmeter a small sample of the gas mixture is piped to a thermal conductivity type gas analyzer measuring the percentage of hydrogen in the gas, which is then automatically recorded by a Recorder-Controller instrument. This instrument pneumatically controls a diaphragm valve which admits an additional small flow of "controlled air" to the converter, the flow depending on the desired percentage of hydrogen in the final gas. The instrument can thus be set to control the air-ammonia ratio so as to result in a nitrogen-hydrogen mixture containing from 0.25% up to 25% hydrogen. The "controlled air" is tapped off the main air supply to the generator, passed through a pressure regulator and flowmeter and led to the above-mentioned diaphragm valve.

The Model G500 Nitroenal Generator is identical in design with the larger units described above except for the vaporizer, which is not necessary in this model. Sufficient ammonia vapor is given off by four cylinders of liquid ammonia to give maximum output of the generator.

The Model G100 Nitroenal Generator is further simplified in that it has neither a vaporizer nor automatic controls and it is operated by manual controls.

Inspection and Test

The plant of the applicant was inspected and the appliance tested at 113 Astor Street, Newark, N. J., and the appliance

was found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and L. S. Richardson and D. H. Oberveit, representing the applicant.

Recommendation

On the basis of the inspection and test, and the data submitted by the applicant, the Committee on Test recommends the approval of the Nitroenal Generator for generating nitrogen—Models 100G, 500G, 1500G, 3000G, 6000G and 10000G, when installed and operated in accordance with this report, the data submitted by the applicant, and the provisions of C19-91.0 Administrative Code, on condition that the ammonia lines, air lines, gas lines, and water lines be painted different colors as indicated in Chart filed, and that the appliance bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Calendar No. 47-51-SA."

(Sgnd.) HARRIS H. MURDOCK,

Chairman.

LESLIE V. HUBER,

Chief Engineer.

JOHN A. DARTS,

Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

239-51-SA

APPLICANT—Charles M. Spindler, for United States Hoffman Machinery Corp., owner-manufacturer.

SUBJECT—U. S. Hoffman Mystron, Models 150, 200 and 300, approval of.

APPEARANCES—

For Applicant: Joseph C. Haus.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative

THE RESOLUTION (239-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 2, 1951

Cal. 239-51-SA

Subject: U. S. Hoffman Mystron—Models 150, 200 and 300, approval of.

The U. S. Hoffman Machinery Corporation, filed March 27, 1951, an application with the Board of Standards and Appeals for approval of the U. S. Hoffman Mystron (dry cleaning equipment using a solvent with a flashpoint not lower than 100° F) under the provisions of C.26-178.0 and C.19-79.0 Administrative Code.

Purpose

A self-contained dry cleaning unit using petroleum solvent with a flash point not lower than 100° F.

Description

The Hoffman Mystron is made in two types. The two purpose Mystron combines the washing and extracting process in a single cylinder. The three purpose Mystron includes an evaporative vacuum drying cycle in addition to the washing and extracting cycles. Each type is manufactured in three sizes—Models 150, 200, and 300.

The Mystron consists essentially of a perforated metal cylinder rotating within a liquid tight metal shell. The washing principle is the same as utilized in a conventional dry cleaning washer. Extraction is accomplished by increasing the cylinder speed to approximately 450 RPM utilizing centrifugal force to remove most of the liquid remaining on the garments. In a two purpose Mystron, the garments

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removed after the extraction cycle and then dried by a conventional drying tumbler.

In a three-purpose Mystron the remaining solvent is removed in an evaporation cycle which is accomplished under a high vacuum. After the extraction cycle, the machine vents are closed and by means of a steam jet the entire machine is evacuated to approximately a 28" vacuum (2" Hg. absolute). At this point steam is injected at a temperature of only approximately 100° F. to provide sufficient heat to evaporate the solvent contained in the garments. A water cooled surface condenser recondenses the solvent water vapors. The solvent water mixture is collected in a separating tank below the condenser coil where the liquids are separated, and the solvent is removed for re-use.

Since the evaporation of the solvent is carried on under a high vacuum, no air is present to support combustion. As a result of the high vacuum and low temperature the possibility of fire or explosion is entirely eliminated. Inasmuch as the solvent vapors are recondensed, the fumes and lint contained in solvent vapors from conventional tumblers are eliminated.

The cylinder measurements and shell thickness for the three models are as follows:

Model	Cylinder		Shell Thickness
	Diameter	Length	
150	44"	54"	1/4"
200	60"	32"	3/8"
300	60"	48"	3/8"

Model 150 is of the side-loading type, which models 200 and 300 are end loading. The shell is of substantial welded steel construction, properly reinforced, and mounted on steel legs.

Explosion relief ports are provided for all models. All machines are provided with shell door interlocks so arranged that the cylinder cannot be started while the shell doors are open, nor can the doors be opened while the cylinder is rotating. Cylinders are constructed of 12 gauge metal, perforated and embossed.

Two types of drives are furnished, electro-mechanical or hydraulic. Electro-mechanical drive consists of a variable speed transmission driven by an explosion-proof electric motor. Power is applied to the cylinder through a multiple V belt drive.

The hydraulic drive consists of an explosion-proof electric motor-driven hydraulic pump mounted on an oil reservoir tank. Oil is pumped through a hydraulic motor directly connected to the trunnion shaft. Speed is controlled by varying the flow of oil to the hydraulic motor.

The condenser, furnished only with the three purpose machine, contains a coil of the rectangular, finned, extended surface type with aluminum or copper tubing. Cooling water flows through the tubes with solvent and water vapors surrounding the tubes and fins.

This unit is housed in a steel tank. A steel condensate tank, with access doors at both ends is provided. The condenser is supported by a fabricated steel frame.

The three purpose unit is equipped with a large volume steam jet as a vacuum producer. This jet reduces the interior pressure of the entire machine to approximately 2" Hg. absolute. A small volume jet maintains the vacuum during the balance of the evaporative drying cycle. A vacuum switch is provided in the steam injector control to automatically cut off the injection of steam if the vacuum drops below a safe point.

All electrical equipment furnished for mounting within the cleaning room for all of the above equipment is Class 1, Group D explosion-proof, Underwriters Laboratories Approved.

Inspection and Test

This equipment was tested and inspected at 1147 Lorraine Avenue, Brooklyn, New York. Present at the inspection and test were Chief Engineer Leslie V. Huber of the Committee on Test, and Charles M. Spindler, Joseph C. Haus, Robert A. Schlaak, and Hyman Volk, representing the applicant.

Recommendation

On the basis of the inspection and test, and the data filed by the applicant, the Committee on Test recommends the approval of the U. S. Hoffman Mystron Self Contained Dry Cleaning Unit—Models 150, 200 and 300, for use in New York City with petroleum solvent having a flash point not lower than 100° F., when manufactured and installed in accordance with this report, and with the requirements of C19-78.0, C19-79.0 & C19-80.0 Administrative Code, on condition for each machine bears a label permanently affixed thereto reading: "Approved by the Board of Standards and Appeals for use in New York City under Calendar No. 239-51-SA."

(Sgnd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

402-51-SM

APPLICANT—Ace Banner and Flag Co., owner-manufacturer.

SUBJECT—On-Guard Flameproofing Compound, approval of.

APPEARANCES—

For Applicant: John Lovinger.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guince 4
Negative 0

THE RESOLUTION (402-51-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 402-51-SM

July 3, 1951

Subject: "On-Guard Flameproofing Compound," approval of.

Ace Banner Flag Company, filed June 6, 1951, an application with the Board of Standards and Appeals for approval of the material known as "On-Guard Flameproofing Compound," under the provisions of C26-178.0.b and C26-721.0.b of the Administrative Building Code, and the rules of the Board of Standards and Appeals for Tests of Fire Resistive Flameproof Materials such as: Textiles, Paper and similar materials and adhesives used for decorative purposes and treated acoustical draperies, carpets and similar materials for use in places of public assembly and special occupancy structures.

Purpose

A compound for making fabrics flame-proof.

Description

"On-Guard" is a compound of inorganic salts. These salts are dissolved at room temperature in the proportion of 1 pound to a gallon of water. It is applied by: 1. Immersion of the fabrics to be treated; 2. By spraying until the fabrics are thoroughly saturated.

Test and Inspection

Fabrics submitted for test purposes were treated and tested in the presence of the Committee on Tests of the Board at the Better Fabrics Testing Bureau, Inc., New York. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test, W. H. Masterson of the Better Fabrics Testing Bureau and J. Lovinger and G. Davidoff, representing the manufacturer. These tests were conducted in accordance with the Rules of the Board.

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The samples being immersed and dried at room temperature, the following are the results:

- No. 1—All Cotton Sheathing.
- No. 2—Linen Plain Wear.
- No. 3—Silk (Light Weight)
- No. 4—Wool Bunting.

Three Tests on each fabric listed as A, B and C.

	Flashing	Duration of Flame	Duration of Glow
<i>Sample No. 1</i>			
Test 1	None	None	None
Test 2	None	None	None
Test 3	None	None	None
<i>Sample No. 2</i>			
Test 1	None	None	None
Test 2	None	None	None
Test 3	None	None	None
<i>Sample No. 3</i>			
Test 1	None	None	None
Test 2	None	None	None
Test 3	None	None	None
<i>Sample No. 4</i>			
Test 1	} Failure—Material burned		
Test 2			
Test 3			

Evaluation of Test Results

The three samples submitted identified above meet the flame resistance requirements showing no flaming, flashing or glowing in tests in accordance with procedures of the Board of Standards and Appeals, City of New York. The chemical analyses of the flameproofing compound show inorganic salts.

Recommendation

On the basis of the foregoing data, the Committee on Tests recommends the approval of "On-Guard Flameproofing Compound" for use on fabrics listed herein as susceptible of being flameproofed by the proper application of the flameproofing compound.

Tests for each specific installation of originally treated combustible materials or any retest thereof shall be made by the Fire Commissioner or in a laboratory approved by him in accordance with the rules of the Board heretofore referred to.

The Committee further recommends that each container in which the material is marketed shall be labelled or marked: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 402-51-SM."

The label shall also include specifications to be followed in the application of "On-Guard Flameproofing Compound" as to the various types of fabrics so as to insure their being flameproofed in accordance with the requirements of the Rules for Test of Fire-Resistive Flameproofing Materials, such as: Textiles, Paper, Similar Materials and Adhesives used for Decorative Purposes, and treated Acoustical Draperies, carpet and Similar Materials for use in places of Public Assembly and Special Occupancy structures adopted by the Board under Cal. No. 294-40-SR.

(Sgnd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Ass't. Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

249-51-SA

APPLICANT—Metropolitan Sales Co., agent, for Utility Appliance Corp., owner-manufacturer.

SUBJECT—Application for consideration—reopening for test and report—re Utility Gas Fired Suspended

United Heaters, Models 65 UHF, 90 UHF, 150 UHF and 225 UHF (previously approved).

APPEARANCES—

For Applicant: Herbert C. Rosenthal.

ACTION OF BOARD—Application reopened for test and report to consider additional uses.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

625-43-A—Vol. II

APPLICANT—Irrera and Luongo, for Miriam Siegel Singer, owner.

SUBJECT—Appeal reopened April 24, 1951, re amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—151-15 85th drive, northwest corner of 152nd street (Block 9734, Lots 41 and 45), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (625-43-A—Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent affecting premises 151-15 86th drive, northwest corner 152nd street (Block 9734, Lots 41 and 45), Jamaica, Borough of Queens was granted on condition by the Board as Vol. I, January 7, 1944; and

WHEREAS, on application of Irrera and Luongo for Miriam Siegel Singer, owner, the Board reopened this appeal April 24, 1951 as Vol. II, to permit consideration of the extension of the use of day nursery into the basement store, as cited in a new decision of the borough superintendent and

WHEREAS, the decision of the borough superintendent acting on Alt. Applic. 191-51, dated March 15, 1951, reads:

"Proposed extension of use of day nursery into basement of a class 3 structure more than 2 stories high contrary to the resolution of the B.S.A. 625-43-A."

and

WHEREAS, the applicant states that the building is basement, 2½ stories, 28 ft. in height; 39.8 ft. by 67 ft. in area at 1st floor; 39.8 ft. by 43 ft. in area at second floor, Class 3 construction; erected 1925 on a lot 100.83 ft. by 102.85 ft. in area, in a residence use, F area district and used and occupied since 1944 as follows: basement, storage, recreation room, laundry and boiler room; 1st floor, day nursery for 70 persons; 2nd floor and attic combined, dwelling, one family; proposed to be used and occupied as follows: basement, music room, storage, recreation room, laundry and boiler room; 1st floor, day nursery and office, 70 persons; 2nd and attic floors combined, one family dwelling; and

WHEREAS, the applicant states that it is now proposed to use one room in the basement at the foot of the stairs for a music and rhythm room and for shop work; that this room children will be taught music, rhythm and elementary shop work; and

WHEREAS, the applicant contends that the room in question is intended for use in inclement weather and will be used by 15 or less children for one hour during the day; and

WHEREAS, the applicant states that it is also proposed to enclose the present rear open porch by installing new windows and transoms and provide an exit door from this of

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to the rear brick stoop which leads to the street through the rear yard; that it is also proposed to remove the present iron door at front entrance to building and to substitute a new wood 3 ft. wide door set to one side, all as indicated on plans filed with this application; and

WHEREAS, the applicant contends that other than the changes as herein proposed the building will remain unchanged and will be in compliance with the resolution adopted by the Board January 7, 1944.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 7, 1944, by adding thereto:

"that in addition to the above use, the room in the basement, indicated as a music and rhythm room on revised plans, marked 'Received March 27, 1951' (3 sheets) may also be used as proposed on condition that there shall be a door opening from such music room to the approximate exterior grade by means of steps and areaway as may be necessary and that the existing exits from such rooms to the first floor and through the hall and laundry to the exterior stairway at the north shall be available at all times for exit; that such room shall be mechanically ventilated as may be required by the borough superintendent; that in all other respects the resolution as adopted by the Board on January 7, 1944, shall be complied with."

99-51-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES—Samuel Seskin.

SUBJECT—Appeal from a decision of the borough superintendent, re revocation of Certificate of Occupancy No. 110874.

PREMISES AFFECTED—2269 Emmons avenue, north side, from Dooley street to Delamere place (1st floor); (Block 7496, Lots 64 and 66), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. A. Lipschitz.

For Owner: Gustave Goldman.

ACTION OF BOARD—Appeal granted, Certificate of Occupancy 110874 revoked.

THE VOTE TO REVOKE CERTIFICATE OF OCCUPANCY 110874—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (99-51-A)

WHEREAS, Benjamin Saltzman, borough superintendent, Department of Housing and Buildings, filed on February 9, 1951, an application to revoke Certificate of Occupancy 110874 affecting premises 2269 Emmons avenue, north side, between Dooley street and Delamere place (1st floor); (Block 7496, Lots 64 and 66), Borough of Brooklyn, which premises are in the ownership of Sam Seskin, 2265 Emmons avenue, Brooklyn; and

WHEREAS, the applicant on February 21, 1951, amended this application so as to include therein a request for revocation of Certificate of Occupancy 73865 and Certificate of Occupancy 109916 in addition to Certificate of Occupancy 110874; and

WHEREAS, the applicant states that the premises consist of a lot 196 ft. 4 $\frac{7}{8}$ in. by 94 ft. 2 $\frac{3}{4}$ and 202 ft. 11 $\frac{3}{4}$ in. in area, located in a business and residence use, D area, Class 1 height district, upon which there exists a one story 10 ft. high building and a two story and attic, 30 ft. high building, both buildings approximately 40 ft. by approximately 68 ft. in area, of Class 4 and Class 5 construction, used and occupied since 1934 as follows: cellar, ordinary; 1st floor, restaurant, bar, dining room and kitchen, 70 persons; 2nd floor, vacant, attic, vacant; and

WHEREAS, Violation No. 5444-48, issued December 15,

1948 for violation of Section 2121 of the Building Code and Section C26-174.0 of the Administrative Code in that alterations were made without obtaining permits from the Department; in that frame extensions had been erected as follows: east center, approximately 17 ft. 6 in. by 20 ft. irregular; east rear, approximately 6 ft. by 14 ft.; west rear, approximately 6 ft. by 14 ft.; rear west, approximately 10 ft. by 15 ft. irregular; and

WHEREAS, Certificate of Occupancy 110874, issued August 21, 1944, upon completion of work under Alteration Applic. 4741-34, describes the building as frame construction; its occupancy classification is restaurant, two stories and attic in height, located in a business use district and permits the following use and occupancy: cellar, on ground, ordinary use; 1st floor, 100 lbs. live load, restaurant, cabaret and bar, 70 persons; 2nd floor, vacant; 3rd floor, vacant; and certificate of occupancy 109916 issued February 15, 1944, upon completion of work under Alt. Applic. 4741-34 describes the building as frame construction and occupancy classification: restaurant and attic and two stories in height, located in a business use district and permitted the following use and occupancy: cellar, ordinary use; 1st floor, bar, dining room, cabaret and kitchen, 70 persons; 2nd and 3rd floors, vacant, and contained a notation "Temporary—one year"; and

WHEREAS, this certificate of occupancy was superseded by Certificate of Occupancy 110874 referred to above; and

WHEREAS, Certificate of Occupancy 73865 issued July 13, 1934, upon completion of work under Permit 4741-34 permitted the following use and occupancy: cellar, ordinary; 1st floor, kitchen and dining room; 2nd floor, vacant; third floor, vacant; and contained a notation "Temporary occupancy to expire November 30, 1934"; and

WHEREAS, this Certificate of Occupancy was superseded by Certificate of Occupancy No. 109916 referred to above; and

WHEREAS, the applicant states that this appeal seeks to revoke Certificate of Occupancy 110874, Certificate of Occupancy 73865 and Certificate of Occupancy 109916, improperly issued in that extension of a business use into a frame building on the subject premises was approved for a temporary period expiring June 25, 1936, and certificate of occupancy 110874 was issued without a time limit; that premises consists of a two story and attic frame building, one story metal extension and three one story frame extensions; that the building is located on a lot in a business and residence use district, the occupied portion of the lot being entirely in a business use district; that the present use of the building is bar, dining room, kitchen and cabaret; that the two story and attic frame building was legally erected prior to 1916 for residence use; that Permit No. 4741-34 was approved for the erection of a metal extension and under alteration of the 1st floor of the frame building for use as restaurant, kitchen and dining room for a temporary period expiring November 30, 1934 and then extended by amendment to June 26, 1936; that certificate of occupancy 73865 was issued July 13, 1934 for temporary occupancy expiring November 30, 1934, for the use of the 1st floor as kitchen and dining room; 2nd and attic floors to remain vacant; that certificate of occupancy 109916 was issued improperly on February 16, 1944 to expire February 15, 1945; that a permanent certificate of occupancy No. 110874 was improperly issued August 11, 1944, for the following use: cellar, ordinary; 1st floor, 100 lbs. live load, 70 persons; bar, dining room, kitchen and cabaret; 2nd and 3rd floors, vacant; that violation 5448 of 1948 was filed December 15, 1948 for the erection of frame extensions without a permit and said violation is still pending; that in view of the facts above set forth it is requested that the certificate of occupancy referred to be revoked; and whereas, Certificate of Occupancy 73865 and 109916 apparently expired by their terms on the dates set, namely November 30, 1934 and February 15, 1945 respectively and accordingly require no action by the Board.

Resolved, that the application be and it hereby is granted, revoking Certificate of Occupancy #110874.

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134-51-A

APPLICANT—Victor D. Borst, Jr., for Stanley Krisman, owner.

SUBJECT—Appeal from a decision of the borough superintendent and an application filed pursuant to section 35 of the General City Law re bed of mapped street—proposed widening of Metropolitan avenue.

PREMISES AFFECTED—103-16 Metropolitan avenue, south side, 40 ft. west of 71st drive (Block 3901, Lot 139), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Victor D. Borst, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (134-51-A)

WHEREAS, Victor D. Borst, Jr., for Stanley Krisman, owner, filed March 1, 1951, an application pursuant to section 35 of the General City Law, to permit the maintenance of a building in the bed of a mapped street widening affecting premises 103-16 Metropolitan avenue, south side, 40 ft. west of 71st drive. (Block 3901, Lot 139), Forest Hills, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated February 28, 1951, as to Alt. Applic. 332/51, reads:

"1. Building as erected in the bed of a mapped street is contrary to General City Law #35."

and

WHEREAS, the applicant states that the building is 2 stories, 24.6 ft. in height, 20 ft. by 69 ft. in area, of Class 3 construction, erected in 1928 located on a lot 20 ft. by 120 ft. in area, in a business use, D area, Class 1 height district and used and occupied since 1928: Cellar—storeroom and boiler room; 1st floor, offices, 3 persons; 2nd floor, dwelling, two families, for which Certificate of Occupancy #38242 was issued October 11, 1928, upon completion of work under N.B. App. 3106/28; and

WHEREAS, the applicant contends that about 1911 a map was filed which showed a contemplated widening of Metropolitan avenue; that the building in question was erected partly in the bed of this mapped street contrary to the General City Law, yet no notice was given to the owner that the approval of the Board of Standards and Appeals was necessary; that at the time of the erection of this building the Department of Housing and Buildings, Queens, was operating under the opinion of the Corporation Counsel that the approval of the Board was unnecessary to erect a building in the bed of a mapped street; that the owner was of the opinion that the issuance of the permit to build and the certificate of occupancy precluded an appeal to the Board of Standards and Appeals; that the owner now desires to obtain a mortgage on the property and the title company refused to insure title because part of the building lies in the bed of a mapped street; that the owner finds therefore that the title is not marketable and respectfully requests that the Board grant permission to maintain the building in the bed of the mapped street.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 332/51, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 35 of the General City Law, to permit the continuance of that portion of the building, as indicated on plans filed with this appeal, marked "Received June 22, 1951", within the bed of the proposed widening of Metropolitan avenue, *on condition* that the value of the property that may be taken for such street widening shall be determined by the court and shall be amortized at the rate of 5% per annum from the date of this resolution and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

225-51-A—Vol. II

APPLICANT—Morris Hannes, for Herman Wachtel, owner.

SUBJECT—Appeal reopened July 17, 1951 and restored to docket—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—167-173 Wooster street, west side, 75 ft. north of West Houston street (4th and 5th floors); (Block 524, Lots 23 and 25), Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Hannes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock and Commissioner Keating 2
Negative: Commissioner Kleinert and Deputy Chief Guinee 2

THE RESOLUTION (225-51—Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent affecting premises 167 to 169 and 171 to 173 Wooster street, west side, 75 ft. and 124 ft. north of West Houston street (Block 524, Lots 23 and 25), Borough of Manhattan was withdrawn as Vol. I, June 19, 1951; and

WHEREAS, on application of Morris Hannes, for Herman Wachtel, owner, to consider a new decision of the borough superintendent, this appeal was reopened as Vol. II, July 17, 1951; and

WHEREAS, the decision of the borough superintendent, dated July 12, 1951, acting on Alt. 998-51, reads:

"1. A fire escape on a 6 story factory building serving the 4th and 5th floors is not acceptable as a means of egress under Sect. 271 of the Labor Law."

and

WHEREAS, the applicant states that the building is six stories, 75 ft. in height; 98 ft. front by 95 ft. in area at 1st floor; 98 ft. by 87 ft. in area at typical floor; of class 3 construction; erected 1891; located on a lot 98 ft. by 100 ft. in area, in an unrestricted use, B area, class 2 height district, and used and occupied since erection as follows: cellar and boiler room and storage in connection with first floor, 2 persons each half; 1st floor, stores and manufacturing machine tools and manufacturing paper boxes, 20 persons each half; 2nd floor manufacturing paper boxes, 50 persons throughout; 3rd floor, manufacturing and engraving, 50 persons throughout; 4th floor, manufacturing fluorescent fixtures, 25 persons each half; 5th floor, manufacturing plaques and window cornices, 25 persons each half; 6th floor, manufacturing canvas goods, 50 persons throughout that no change in use of occupancy is now proposed that the building is equipped with a two source sprinkle system throughout an approved interior fire alarm system and regular monthly fire drills are maintained; that there is one 3 ft. 8 in. wide interior wood fire retarded stairway in each half of the building leading from roof bulkhead direct to street and equipped with metal covered self-closing doors and one fire escape on the front extending to roof by stair and to street by counter-balanced ladder that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Violation No. 4669—issued May 20, 1948 w for exits not complying with the requirements of the Labor Law; this violation was issued to 171-173 Wooster street only; and

WHEREAS, the applicant states that this appeal is based on a new decision of the borough superintendent as to Alt. 998-51, rejecting the fire escape as a means of egress for the 4th and 5th floors as the buildings are six stories in height and

WHEREAS, the applicant contends that the 4th and 5th floors are divided into two areas, each of which contains interior enclosed stairway complying with Section 271 of the labor law; that the other means of egress is a party

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escape on the front of the building, erected in compliance with an exit order issued in 1938, and complies with Rule 1, Section 1 of the Factory Exit Rules adopted by the Board of Standards and Appeals; that the building was erected in 1891 and was used for factory purposes since prior to 1913; that a fire escape is legal for a five story building and only became unlawful in 1947 for a six story building; that in this instance the highest floor served by the fire escape is the 5th floor; that 2nd, 3rd and 6th floors are served by two enclosed interior stairways complying with Section 271 of the labor law; that the building contains a sprinkler system and interior fire alarm system and the number of occupants served by the stair is but 25 in each area; that the stair capacity is 50 persons which can be doubled in view of the sprinkler and fire alarm system; that it is proposed to replace the elevator doors on the 1st floor in each building with 1½ hour doors, to repair the 2nd steps above the landing between the 1st and 2nd floors in south stairway and provide clear aisle space of 3 ft. to exits; keep paper boxes 18 in. below sprinkler heads and paint fire escapes; that in view of the small number of occupants for the 4th and 5th floors it is requested that this condition be accepted; and

WHEREAS, the following resolution was offered for adoption:

The motion is to grant, modifying the decision of the borough superintendent, acting on Alt. Applic. 998/51, Objection 1, on condition that the building shall be arranged as proposed on revised plans marked "Received July 12, 1951" (10 sheets), so that the same will be arranged in view of the two interior stairways and the opening in the fire wall without fire doors except as to the 4th and 5th floors in compliance with the requirements of the labor law, and in view of the installation of the two-source sprinkler system throughout the building on all floors, as shown on such plans and to permit the existing conditions during the occupancy on the 4th and 5th floors by the present tenants, on condition that a third means of exit consisting of a fire escape, as indicated on such plans, shall be available at both sides of the dividing wall for all floors; that the sprinkler system shall comply with the requirements therefor and shall be maintained to the satisfaction of the fire commissioner; that the fire alarm system and fire drills shall be maintained in accordance with requirements therefor; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the building shall not be increased in height or area.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 998/51, Objection 1, be and it hereby is affirmed and that the appeal be and it hereby is denied.

279-51-A

APPLICANT—Guerino Salerni, owner.

SUBJECT—Appeal from a decision of the borough superintendent (under section 35 of the General City Law—re bed of mapped street—26th avenue).

PREMISES AFFECTED—25-66 14th street, west side, 80.09 ft. south of Baylies street (26th avenue); (Block 902, Lot 126), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Guerino Salerni.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (279-51-A)

WHEREAS, Guerino Salerni, owner, filed April 18, 1951, an application pursuant to section 35 of the General City Law, to permit the erection of a building in the bed of a mapped street (26th avenue), affecting premises 25-66 14th street,

west side, 80.09 ft. south of Baylies street (Block 902, Lot 126), Astoria, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated March 21, 1951, as to Alt. Applic. 442/51, reads:

"1. No construction permitted in bed of mapped street Sect. 35 General City Law."

and

WHEREAS, the applicant states that the existing building is two stories, 26 ft. in height, 20 ft. by 32 ft. in area, of Class 4 construction, erected prior to 1898, now located on a lot 105.09 ft. by 100 ft. in area, in a residence use, B area, Class 1½ height district, and used and occupied since 1940 as a two-family dwelling; that it is now proposed to relocate the building from its position on part of lot 26 to proposed new lot 126 and extend it in area to 20.68 ft. by 47 ft., two stories, 28 ft. in height, in Class 4 construction and to use and occupy it as a two-family dwelling; and

WHEREAS, the applicant states that the building is at present one of two attached buildings on the southwest corner of 14th and Baylies streets; that No. 25-28 to 25-66 14th street and No. 12-12 to 12-20 Baylies street are the house numbers assigned to the present lot; that one building is located on the corner of the plot and one building faces Baylies street; that it is proposed to reapportion the plot and create a new lot known as 25-66 14th street, west side, 80.09 ft. south of Baylies street, lot 126, and to move the building facing Baylies street on to this new lot and to construct an extension to this building and make interior alterations as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that Baylies street is an alley without paving, curbs or sidewalks; that 14th street is a regularly paved street with curbs, sidewalks and all utilities; that by moving the building as proposed, both buildings will benefit, one by being placed on an independent lot facing a regular street and the other by having better disposition of the open rear yard space; that at present both buildings are partially in the bed of the extension of 26th avenue as shown on the city map; that upon completion of the alteration the building which it is proposed to move will be entirely in the bed of the mapped street; and

WHEREAS, the applicant contends that the proposed extension of 26th avenue is shown on a map dated 1875, thus has been on the official city map for more than 75 years; that at the request of the owner the Office of the Borough President has recommended to the City Planning Commission that the extension of 26th avenue be removed from the city map and that in its place Baylies street be increased in width to a regular street; and

WHEREAS, the applicant further contends that since the chances of extending 26th avenue as shown on the city map in the very near future are very remote, that the making of the change recommended by the Borough President will take considerable time and as one of the apartments in the building in question to be altered will be vacant; it is respectfully requested that the Board permit the alteration, relocation and extension of the building to proceed at this time.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 442/51, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted, under the powers vested in the Board under Section 35 of the General City Law, to permit the relocation of a portion of the existing building to a location as indicated on plans filed with this appeal, marked "Received April 18, 1951" (2 sheets) and "June 27, 1951" (3 sheets), on condition that if any portion of the area as proposed for the construction of 26th Avenue is taken for street purposes, the owner shall receive in condemnation the full value of the land so taken as determined by the court and the cost of the building at the time of completion of the alteration under this resolution, subject to an amortization of 5 per centum per annum of the cost of the building, as determined by the court from the date of this resolution; that

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in all other respects both buildings and occupancies shall comply with all laws, rules and regulations applicable thereto.

293-51-A

APPLICANT—Gustave Goldman, for Samuel Seskin, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2253-2269 Emmons avenue, north side, from East 23rd street to Dooley street (1st floor); (Block 7496, part of Lot 66), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (293-51-A)

WHEREAS, Gustave Goldman, for Samuel Seskin, owner, filed April 23, 1951, an appeal from a decision of the borough superintendent affecting premises 2253-2269 Emmons avenue, north side, from East 23rd street and Dooley street (1st floor); (Block 7496, Part of Lot 66), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated April 11, 1951, acting on Alt. Applic. 777-51, reads:

"1. The change of use of the existing frame structure from private dwelling to restaurant, bar and grill and the construction of frame extensions are contrary to the Building Code."

and

WHEREAS, the applicant states that the premises consist of a lot 196 ft. 4 $\frac{7}{8}$ in. by 94 ft. 2 $\frac{3}{4}$ in. to 202 ft. 11 $\frac{3}{4}$ in. irregular in area, located in a business use, D area, class 1 height district upon which there exists 2 two story frame dwellings and the building in question which is concrete block and metal restaurant two story and attic, Class 4 and Class 5 constructed building 23 ft. in height; 30 ft. by 75 ft. approximately in area at 1st floor, 20 ft. by 28 ft. in area at 2nd floor; erected prior to 1916 and used and occupied since 1934—cellar, storage; 1st floor, restaurant, bar, grill and cabaret, 120 persons; that the building is proposed to be reduced to one story, 12 ft. in height and used and occupied as follows: cellar, storage; 1st floor, restaurant, bar and grill and cabaret, 120 persons; and

WHEREAS, the applicant states the building was erected in frame prior to 1916 as a one family dwelling; that the metal building was erected in 1934 as a restaurant, bar and grill and the 1st floor of the frame building and the metal building used conjunctively as a restaurant, bar and grill; that a violation was issued for erecting a frame extension without a permit and an application filed to revoke certificate of occupancy for using all the frame structure for business use; that the owner is now in progress of removing the cause of the application for revocation relating to the building at 2253 Emmons avenue on the same lot by removing the frame buildings and erecting a concrete block extension to a metal building; that the owner is willing to erect a concrete block extension to the building at 2269 Emmons avenue; that because of the various government regulations it cannot be done at this time as the spending of more than \$5,000 in one fiscal year is prohibited; that all Building Department orders have been complied with in so far as government regulations permit; that the owner would not like to have his business interfered with during the summer as this is the only time that his premises are in use; that the second and attic floors will be demolished; and

WHEREAS, the applicant contends that the premises have been occupied for the same type of business continuously since 1934 under a series of temporary certificates of occu-

pancy; that all of the building is in the business portion of the lot; that a prospective buyer caused a search and inspection which revealed the violation; that the owner is willing to remove all violations and erect the proper type of building as soon as government restrictions permit; that the purpose of this appeal is to extend the present use of the premises which are the subject of the application filed by the borough superintendent to revoke certificates of occupancy; that it is therefore requested the Board permit the maintenance of the restaurant, bar, grill and cabaret in the frame portion of the building for 2 years or until such time as the present emergency has been removed.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 777/51, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted, to permit the continuance of the proposed frame buildings, as proposed and shown on plans filed with this appeal, marked "Received April 23, 1951" (2 sheets) for a term of one (1) year, on condition that the frame building shall not be increased in height or area; that such portions of the frame building as are proposed to be removed as marked on such plan, shall be removed; that a certificate of occupancy shall be obtained to replace Certificate of Occupancy #110874 revoked this day under Cal. 99-51-A.

481-51-A

APPLICANT—Andrew Di Camillo, for 1266 2nd Ave. Corp., owner (Manhattan Auto Parks, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1260-1274 2nd avenue, west side, from East 66th to East 67th streets, 301 East 66th street and 300 East 67th street (full ground area); (Block 1441, Lots 1, 2, 3, 4, 49, 51 and 52), Borough of Manhattan.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (481-51-A)

WHEREAS, Andrew Di Camillo, for 1266 2nd Ave. Corp. owner, (Manhattan Auto Parks, lessee), filed July 6, 1951, an appeal from a decision of the borough superintendent affecting premises 1260-1274 2nd avenue, west side, from East 66th to East 67th streets, 301 East 66th street and 300 East 67th street (Block 1441, Lots 1, 2, 3, 4, 49, 51 and 52), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated July 5, 1951 as to Alt. Applic. 913-51, reads:

"1. Parking lot with entrances as proposed and shown on plan submitted is in violation of Sect. C228.0(6)A.C.

Note vehicular entrances less than 200 feet from entrances or exits from schools.

Also see Rule 3 of Parking lot rules."

and

WHEREAS, the applicant states that the premises consist of a plot 200 ft. 10 in. by 100 ft. in area, located in business use, B area, class 1 $\frac{1}{2}$ height district, now vacant and proposed to be used for parking and storage of more than 5 motor vehicles; and

WHEREAS, the applicant states that three curb cuts are proposed, one on East 66th street and two on 2nd avenue each 17 ft. wide, with a 3 ft. play for each cut; that adjoining to the east there is the New York Trade School which has an entrance on East 67th street and an emergency exit on East 67th and East 68th streets immediately adjacent to the subject site; that inquiry at the school revealed that these exits are rarely used; that directly

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posite the subject site on the northeast corner of 2nd avenue and East 67th street is the Julia Richman High School; that 28 ft. from the intersection of 2nd avenue and East 67th street there is an exit and entrance to Julia Richman High School but the main entrance and exit is 87 ft. and approximately 207 ft. east of 2nd avenue; that under section C26-228.0 of the Administrative Code and Rule 3 of the Rules and Regulations adopted by the commissioner of housing and buildings relating to parking and storage lots in a business use district, any curb cut to these premises would be precluded due to the unique position of the two schools and the exits described; and

WHEREAS, the applicant states as to the proposed curb cut on East 66th street, that East 66th street is restricted to eastbound traffic; that the New York Life Insurance Company development and others on 2nd avenue and East 66th street will have an occupancy of 1100 apartments and garage space for approximately 200 cars; that since the traffic on East 66th street is eastbound and on 2nd avenue south-bound, in order for an occupant of the apartment development to park a car on the premises in question, it would necessitate traveling $3\frac{1}{2}$ blocks before entering the lot if no entrance is provided on East 66th street; that the two curb cuts on 2nd avenue are proposed, one for ingress and one for egress, but however, if the Board so desires one curb cut can be substituted for the two proposed; and

WHEREAS, the applicant contends that the action of the borough superintendent in giving this serious objection under section C26-228.0 of the Administrative Code without a thorough inspection to determine if any pedestrian hazard exists is arbitrary; that the borough superintendent raised the objection under C26-228.0 of the Administrative Code on the ground that the proposed entrances are less than 200 ft. from the entrances or exits from schools; that if the proposed curb cuts were more than 200 ft. from any school entrance or exit then the objection would not have been raised; that it is generally accepted by the department that there is no pedestrian hazard more than 200 ft. from an entrance or exit from a school; and

WHEREAS, the applicant further contends that there is no pedestrian hazard due to the proposed curb cut on East 66th street and none due to the curb cut proposed on 2nd avenue if such curb cuts are more than 200 ft. from the entrance or exit from Julia Richman High School; that the preponderance of school pedestrian traffic is on East 67th street and the main entrances to the school are more than 200 ft. from the proposed curb cuts; that there will be no curb cuts leading to the site on East 67th street front; that the New York Trade School was conducted for male adults over 17 years of age; that the amendment to the zoning resolution adopted by the City Planning Commission and the Board of Estimate April 22, 1948 permitting parking and storage of more than 5 motor vehicles in business, business 1, retail and retail 1 districts did not contain any restrictive clauses; therefore, the inclusion by the commissioner of housing and buildings of the 200 ft. restrictive clause and rule 3 of his parking rules is without any legal authority; that under Cal. No. 452-49-A the Board held that the commissioner of housing and buildings did not have the power to adopt a rule which would be more restrictive than the zoning resolution by denying an entrance to a permitted use; that a similar decision was rendered by the Board under Cal. 873-49-A and that under Cal. 513-49-A the Board ruled that the objection raised by the borough superintendent under section C26-228.0 paragraph 6 of the Administrative Code was a technical objection given not as a result of an inspection of the premises to determine whether there was any danger involved; that under Cal. 873-49-A the Board ruled that there was no reason given in the decision withholding the curb cut permit; and

WHEREAS, the applicant further states that there will be an attendant present to direct access to and egress from the parking lot and that the owner will also provide any additional safeguards the Board may require; and

WHEREAS, there is no bar in the zoning resolution, Section 21-A against the proposed parking use because of the

presence of schools on the abutting streets; and

WHEREAS, in the opinion of the Board the rules authorized to be adopted to effectuate the requirements of the zoning resolution as to parking cannot lawfully prohibit parking on premises which is not prohibited by the terms of the resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 913/51, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, so as to permit the occupancy of the premises as proposed and as indicated on plans filed with this appeal, marked "Received July 6, 1951" (2 sheets).

507-51-A

APPLICANT—The Austin Company for Eugene Dietzgen Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—11-15 46th avenue, north side, 100 ft. east of 11th street and 11-14 45th road (Block 54, Lots 5, 29, 31 and 33), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: John W. Eriksen and A. E. Johnson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (507-51-A)

WHEREAS, The Austin Company, for Eugene Dietzgen Co. Inc., owner, filed July 20, 1951, an appeal from a decision of the borough superintendent, affecting premises 11-15 46th avenue, north side, 100 ft. east of 11th street running through to 11-14 45th road (Block 54, Lots 5, 29, 31 and 33), Long Island City, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated June 22, 1951, as to Misc. Applic. 660-51, reads:

"3. Provide two 8" street main connections for the required two source sprinkler system indicated on your revised plan Sec. 15.21."

and

WHEREAS, the applicant states that the proposed building will be 1 story, 15 ft. 8 in. in height, 179 ft. 8 in. by 200 ft. in area, of class 3 construction, located in a business use, B area, class $1\frac{1}{2}$ height district, used and occupied for the manufacture for coating of tracing paper and sensitizing paper for blueprinting—50 persons; that the building will be equipped with an approved standpipe system and a two source sprinkler system throughout; and

WHEREAS, the applicant contends that an 8 in. connection will be made to the 12 in. main on 46th avenue as one source of supply; that on 45th road, the existing main is 6 in. making it impossible to provide an 8 in. connection; that it is therefore proposed to provide a 4 in. tap in this 6 in. main and then increase it immediately to a 6 in. line to feed the sprinkler system as a second source of supply; and

WHEREAS, plans filed with the appeal indicate that the 6 in. main at 45th road is fed from a 6 in. main in 11th street and a 12 in. main in 21st street and that the 12 in. main in 46th avenue is fed from the 12 in. main in 21st street and the 6 in. main in 11th street, and that both the 6 in. main in 45th road and the 12 in. main in 46th avenue are in turn fed by a grid system from a 20 in. main in 44th road which receives its source of supply from a 72 in. main leading to Jackson avenue, and that there are adequate shut-off valves located in the city mains so that in the event of a break in a main feeding the system in this building, service can be maintained.

Resolved, that the decision of the borough superintendent, acting on Misc. Applic. 660/51, Objection 3, be and it

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hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the two-sources of supply for the two-source sprinkler system, as proposed and as indicated on plans filed with this appeal, marked "Received July 20, 1951" (2 sheets), *on condition* that division walls constructed of fireproof materials shall be maintained within the building, as indicated on such plans; that the building shall not be increased in height or area beyond the size as indicated; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

513-51-A

APPLICANTS—Joseph and Vladeck, for 1368 Realty, Inc., owner (Kolmer-Marcus, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1364-1370 Broadway and 102-106 West 37th street, southeast corner (Block 812, Lot 49), Borough of Manhattan.

APPEARANCES—

For Applicant: W. C. Vladeck.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (513-51-A)

WHEREAS, Joseph and Vladeck, for 1368 Realty, Inc., owner, (Kolmer-Marcus, Inc., lessee), filed June 29, 1951, an appeal from a decision of the borough superintendent affecting premises 1364-1370 Broadway and 102-106 West 37th street, southeast corner (Block 812, Lot 49) Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 5, 1951, on amendment to Alt. Applic. 1160-50, reads:

"All vertical openings leading from one floor to another—shall be enclosed by fireproof materials in a manner conforming to the Rules of the Board of Stds. & Appeals (Sect. 264 (4) L.L.)."

and

WHEREAS, the applicant states the building is 16 stories, 200 ft. in height, 105.8 ft. by 173 ft. in area, of class 1 construction, erected 1924 located in a business use, B area, class 2 height district, used and occupied since 1924; cellar, restaurants—350 persons; 1st floor, stores—130 persons; mezzanine, offices—5 persons; 2nd floor, showroom, offices and factory—200 persons; 3rd to 16th floors, offices, showroom and factory—200 persons per floor, and proposed to be used and occupied as follows: cellar, store—120 persons; 1st floor, stores—300 persons; mezzanine, offices, toilet and stockrooms—200 persons; 2nd to 16th floors, offices, showroom and factory—200 persons each floor; that the building is equipped with an approved standpipe system, and approved one source sprinkler system; that there are two 3 ft. 8 in. wide steel interior masonry enclosed stairs equipped with fireproof self-closing doors and leading from roof bulkhead direct to street and one fire tower; and

WHEREAS, certificate of occupancy 12819 issued August 3, 1927 upon completion of work under N.B. Applic. 56-1922, permits the present use and occupancy with a limitation that not more than 25% of the floor area is to be used for manufacturing; and

WHEREAS, the applicant contends that upon submission of plans for the development of the retail store the borough superintendent denied a request to eliminate the stair enclosure around the monumental stairs running from 1st floor to cellar and the substitution in lieu thereof of a 2 ft. high incombustible hung smoke curtain with additional sprinkler heads surrounding the opening; that this

objection is based on the fact that the building is classified as a factory building although not more than 25% of the floor area can be used for manufacturing; that the existing certificate of occupancy permits a restaurant with an occupancy of 350 persons in the cellar and stores on the 1st floor with an occupancy of 130 persons; that the proposed use of the cellar, 1st story and mezzanine by the lessee will be entirely devoted to retail selling purposes with the exception of a busheling room in the cellar where garments are altered; that with the exception of the ornamental stair, there are legal exit facilities provided for all occupants on all floors within the store area; that a variance is requested as adequate legal egress is provided and the provision of an additional ornamental stair can in no way increase the hazard, but will with the proper smoke curtain and sprinklers proposed provide further means of egress; that the ornamental stair will assist in providing visual connection between the two selling floors and is vital to the business of the lessee; that the proposed sprinklers will be located one foot outside of an incombustible curtain and heads will be four feet on centers and will be over and above the sprinklers normally required.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1161/50, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, so as to permit the proposed open stair from cellar to first floor, provided the sprinkler curtain and baffle construction are constructed and maintained as proposed and as indicated on plans filed with this appeal, marked "Received June 29, 1951" (5 sheets), *on condition* that there shall be no further openings between the first floor and the cellar or between the first floor and any higher floor in the building, unless such openings are fully protected in accordance with the requirements; that there shall be no manufacturing on the first floor and cellar in this portion of the building, except busheling as operated by the first floor tenant; that such busheling room shall be separated from the balance of the cellar floor by fireproof construction and fireproof, self-closing doors and provided with two means of exit to meet the requirements of the State Labor Law; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

657-48-A

APPLICANT—T. J. Young for Eggers and Higgins, for Columbia University in the City of New York owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—South side of West 120th street 95 ft. west of Amsterdam avenue (Block 1973, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Thomas A. McGoe and Frederick Miller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee
Negative

THE RESOLUTION (657-48-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting blocks bounded by West 116 street, Amsterdam avenue, West 120th street and Broadway (Block 1973, Lot 1); (Mechanical Engineering Laboratory); (Columbia University), Borough of Manhattan was granted by the Board December 7, 1948, on certain conditions; and

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WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted for a term of two (2) years, from the date of this *amended* resolution, *on condition* . . . ; that other than as herein *amended*, the resolution adopted on December 7, 1948, shall be complied within all respects (N.B. App. 185/47)."

658-48-A

APPLICANT—T. J. Young for Eggers and Higgins, for Columbia University in the City of New York, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—East side of Broadway, 431 ft. 5 in. north of West 116th street (Block 1973, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Thomas A. McGoe and Frederick Miller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (658-48-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting blocks bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway (Block 1973, Lot 1); (Temporary Administration Building); (Columbia University), Borough of Manhattan was granted by the Board December 7, 1948, on certain conditions; and

WHEREAS the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted for a term of two (2) years from the date of this *amended* resolution *on condition* . . . ; that other than as herein *amended*, the resolution adopted on December 7, 1948, shall be complied with in all respects (N.B. App. 186/46)."

659-48-A

APPLICANT—T. J. Young for Eggers and Higgins, for Columbia University in the City of New York.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—North side of West 114th street, 129 ft. 8 in. east of Broadway (Block 1886, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Thomas A. McGoe and Frederick Miller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (659-48-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises, north side of West 114th street, 129 ft. 8 in. east of Broadway (Block 1886, Lot 1); (Temporary ROTC Storage Building); (Columbia University), Borough of Manhattan was granted by the Board, December 7, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted for a term of two (2) years, from the date of this *amended* resolution, *on condition* . . . , that other than as herein *amended*, the resolution adopted on December 7, 1948, shall be complied with in all respects (N.B. 95/47)."

939-48-A

APPLICANT—T. J. Young for Eggers and Higgins, for Columbia University in the City of New York.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 215 ft. east of Broadway and 132 ft. south of West 120th street (Block 1973, Lot 1) (Columbia University) Borough of Manhattan.

APPEARANCES—

For Applicant: Thomas A. McGoe and Frederick Miller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (939-48-A)

WHEREAS, this appeal from a decision of the borough superintendent affecting blocks bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway (Block 1973, Lot 1); (Temporary Storage Building A); (Columbia University), Borough of Manhattan was granted by the Board December 7, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted for a term of two (2) years, from the date of this *amended* resolution, *on condition* . . . ; that other than as herein *amended*, the resolution adopted on December 7, 1948, shall be complied with in all respects (N.B. 114/48)."

940-48-A

APPLICANT—T. J. Young for Eggers and Higgins, for Columbia University in the City of New York.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition).

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PREMISES AFFECTED—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 299 ft. east of Broadway and 71 ft. south of West 120th street (Block 1973, Lot 1); (Columbia University), Borough of Manhattan.

APPEARANCES—

For Applicant: Thomas A. McGoe and Frederick Miller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (940-48-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting blocks bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway (Block 1973, Lot 1); (Temporary Storage Building B); (Columbia University), Borough of Manhattan was granted by the Board December 7, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 7, 1948, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted for a term of two (2) years, from the date of this amended resolution, on condition . . . ; that other than as herein amended, the resolution adopted on December 7, 1948, shall be complied with in all respects (N.B. 115/48)."

941-48-A

APPLICANT—T. J. Young for Eggers and Higgins, for Columbia University in the City of New York.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—Block bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway, 235 ft. west of Amsterdam avenue and 160 ft. south of West 120th street (Block 1973, Lot 1); (Columbia University), Borough of Manhattan.

APPEARANCES—

For Applicant: Thomas A. McGoe and Frederick Miller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (941-48-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting blocks bounded by West 116th street, Amsterdam avenue, West 120th street and Broadway (Block 1973, Lot 1); (Temporary Storage Building C); (Columbia University), Borough of Manhattan was granted by the Board December 7, 1948, on certain conditions; and

WHEREAS the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 7, 1948, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted for a term of two (2) years, from the date of this amended resolution, on condition . . . ; that other than as herein amended, the resolution adopted on December 7, 1948, shall be complied with in all respects (NB 116/48)."

654-50-A

APPLICANT—Frank M. Sayford Company (lessee), for Gair Realty Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—35-53 Main street, 86-110 Water street, 40-58 Washington street and 73-95 Front street (8th floor, Bldgs. 6, 6A and 6B); (Block 37, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: William J. McCormack.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

ZONING APPLICATIONS

366-32-BZ

APPLICANT—Morris Kraushaar, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, to permit in a business use district, the maintenance of a motor vehicle repair shop for a term of five years.

PREMISES AFFECTED—1385-1395 Webster avenue, west side, 772.49 ft. north of East 169th street (Block 2887, Lots 151 to 155 inclusive) Borough of The Bronx.

APPEARANCES—

For Applicant: Morris Kraushaar.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (366-32-BZ)

WHEREAS, this application under the zoning resolution permitting in a business use district the maintenance of a motor vehicle repair shop, affecting premises 1385-1395 Webster avenue, west side, 772.49 ft. north of East 169th street (Block 2887, Lots 151 to 155, inclusive), Borough of The Bronx, was granted by the Board December 2, 1932, on certain conditions; and

WHEREAS, the term of variance was extended October 1939 and September 24, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals do hereby amend the resolution adopted on December 2, 1932, as thereafter amended by resolutions adopted through September 24, 1946 only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7, subdivision i for a term of five (5) years from the date of this amended resolution, on condition . . . ; that other than as herein amended, the resolution adopted on October 3, 1939, shall be complied with in all respects (N.B. 801-28)."

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55-45-BZ—Vol. II

APPLICANT—Austin W. Magee, for Paul Sciutella, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to signs—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and storage and sale of ice.

PREMISES AFFECTED—51-65 Kingsland avenue (51-61 displayed), 271-275 Withers street, northwest corner and 101-113 Woodpoint avenue (Block 2866, Lots 37-40, inclusive and 43, 44 and 45), Borough of Brooklyn.

APPEARANCES—

For Applicant: Austin W. Magee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (55-45-BZ—Vol. II)

WHEREAS, this application under section 7f of the zoning resolution, permitting in a business use district, for a term of ten (10) years, the erection and maintenance of a gasoline service station, affecting premises at 51-65 Kingsland avenue (51-61 displayed) and 101-129 Woodpoint road, northwest corner (Block 2866, Lots 37 to 48 and 136), Borough of Brooklyn, was granted by the Board as Vol. I, July 24, 1945, on certain conditions; and

WHEREAS, the resolution was amended and plans approved November 13, 1945; and

WHEREAS, time to obtain permits and complete the work was extended September 24, 1946; and

WHEREAS, the resolution under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop and for the storage and sale of ice; affecting premises 51-65 Kingsland avenue (51-61 displayed) 271-275 Withers street, northwest corner and 101-113 Woodpoint avenue (Block 2866, Lots 37, 38, 39, 40, 43, 44, 45), Borough of Brooklyn, was amended as Vol. II September 28, 1948; and

WHEREAS, plans were approved April 26, 1949, as being in substantial compliance with the Board's resolution; and

WHEREAS, the resolution was amended February 21, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 28, 1948, as *amended* April 26, 1949, as to approval of plans, by adding thereto:

"... that the brand sign proposed to be located near the intersection of Woodpoint avenue and Kingsland avenue, may be a two leaf sign as indicated on revised plans marked "Received July 17, 1951" (1 sheet) on condition that in all other respects the resolution adopted by the Board September 28, 1948, as thereafter *amended* by approval of plans on April 26, 1949, shall be complied with (N.B. 4-45)."

95-45-BZ—Vol. II

APPLICANT—Bernard Meyers, for General Gummed Products, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (de-

cision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, to permit in a residence use district, the extension of an existing factory building.

PREMISES AFFECTED—126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Bernard Meyers.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (95-46-BZ—Vol. II)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a residence use district the extension of an existing factory; premises: 126-15 89th avenue, north side, 40 ft. east of 126th street (Block 9335, Lot 60), Richmond Hill, Borough of Queens, was granted by the Board as Vol I, April 2, 1946, on certain conditions; and

WHEREAS, the resolution was amended June 4, 1946, and time to obtain permits and complete the work was extended April 8, 1947; and

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district the extension of an existing factory, affecting premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens, was amended as Vol II, December 12, 1950; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 12, 1950 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. Applic. 581-50)."

263-46-BZ

APPLICANT—Esso Standard Oil Company, for Olive O. Kalmus, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the erection of a building to be used as a store, automobile repair shop, garage for more than five motor vehicles and gasoline service station.

PREMISES AFFECTED—65-01 to 65-05 Kissena boulevard, southeast corner of 65th avenue (Block 6742, Lot 10), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (263-46-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district the erection of a building to be used as store, automobile repair shop,

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garage for more than five motor vehicles and gasoline service station; premises 65-01 to 65-05 Kissena boulevard, southeast corner of 65th avenue (Block 6742, Lot 10), Flushing, Borough of Queens, was granted by the Board July 16, 1946, on certain conditions; and

WHEREAS, the resolution was amended and time to obtain permits and complete the work was extended July 15, 1947; and

WHEREAS, time to obtain permits and complete the work was extended June 29, 1948, and September 13, 1949; and

WHEREAS, revised working drawings were approved as being in substantial compliance with the Board's requirements and the resolution was amended November 21, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution and an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 16, 1946, as thereafter amended by resolution adopted November 21, 1950, as to approval of plans, by adding thereto:

"... that the number of gasoline storage tanks may be increased by two additional 550 gallon tanks making a total of eight (8) such tanks and one additional gasoline dispensing pump may be installed, provided such pump is adjacent to the other pumps; that the additional gasoline pump shall be installed not nearer than 10 ft. to the street building line; that all curb cuts shown may be increased in width so as to not exceed 25 ft. each, including splays; that no curb cut shall be nearer than 5 ft. to the street lines as prolonged;

and in so far as to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that construction has been completed and an application has been filed for a certificate of occupancy, that a certificate of occupancy shall be obtained within nine (9) months from the date of this amended resolution (N. B. 1097-46)."

409-46-BZ—Vol. II

APPLICANT—Robert G. Zetsche, for Sheffield Farms Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7g of the zoning resolution, to permit in an unrestricted use district, the use of cellar of demolished building for a garage for more than five motor vehicles, having an exit on the same street as a public school between two intersecting streets (previously granted by Board for first floor of former building).

PREMISES AFFECTED—233-243 Herkimer street, north side, 168 ft. east of New York avenue and 1368-1390 Fulton street, south side, 160 ft. east of New York avenue (Block 1862, lots 14 and 60), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (409-46-BZ—Vol. II)

WHEREAS, this application under section 7g of the zoning resolution to permit in an unrestricted use district the change in use from stable to garage for more than 5 motor vehicles having an exit on same street between two intersecting

streets with a public school, affecting premises 233-243 Herkimer street, north side, 305 ft. east of New York avenue (1st floor); (Block 1862, part of Lot 14), Borough of Brooklyn, was granted by the Board December 10, 1946, as Vol. I, on certain conditions; and

WHEREAS, this application under section 7g of the zoning resolution, to permit in an unrestricted use district the use of cellar of demolished building for a garage for more than five motor vehicles, having an exit on the same street as a Public School between two intersecting streets, affecting premises 233-243 Herkimer street, north side, 168 ft. east of New York avenue and 1368-1390 Fulton street, south side, 160 ft. east of New York avenue (Block 1862, Lots 14 and 60), Borough of Brooklyn, was granted by the Board, June 6, 1950, as Vol. II, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended February 6, 1951; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 6, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant, that additional time is required to obtain the approvals of the Fire Department, that all permits shall be obtained and all work completed within three (3) months from the date of this amended resolution (Alt. Applic. 3953-49)."

919-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 725 East 98th Street, Inc. owner (M and M Woodworking Co. Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, to permit in a business and unrestricted use, D area district, a lumber storage building to be used in conjunction with existing woodworking shop with area of building on lot in excess of that permitted.

PREMISES AFFECTED—713-731 East 98th street, 9801 to 9807 Ditmas avenue, northeast corner and 736 to 756 Bristol street (Block 3641, Lots 60 and 62) Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative

THE RESOLUTION (919-46-BZ—Vol. II)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business and unrestricted use, area district, the reconstruction of structures using more than the area permitted; affecting premises 713-731 East 98th street, 9801-9807 Ditmas avenue, northeast corner, at 736-756 Bristol street (Block 3641, lots 60 and 62), Borough of Brooklyn was granted by the Board, December 1947, as Vol. I, on certain conditions; and

WHEREAS, the resolution was amended March 23, 1948; and

WHEREAS, time to complete was extended December 1948; and

WHEREAS, the resolution under sections 7c and 21 of the zoning resolution, to permit in business and unrestricted use, D area districts, a lumber storage building, to be used in conjunction with existing woodworking shop, with the area

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of the building on lot in excess of that permitted was amended July 26, 1950, as Vol. II; and

WHEREAS, the resolution was amended October 3, 1950, and January 30, 1951; and

WHEREAS, the applicant requested an extension of time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 9, 1947 as thereafter *amended* by resolutions adopted through January 30, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been filed and approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. 3091-46)."

403-48-BZ

APPLICANT—William I. Hohausen, for Myer 1890 Bottling Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 21 of the zoning resolution, permitting in a residence and business use, C and D area districts, the erection and maintenance of a business building, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—26-30 Baruch place, east side, 75 ft. north of Broome street (Block 322, Lots 1, 2 and 3), Borough of Manhattan.

APPEARANCES—

For Applicant: William I. Hohausen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (403-48-BZ)

WHEREAS, this application under sections 7f and 21 of the zoning resolution, to permit in residence and business use, C and D area districts, the erection and maintenance of a business building, using more than the area permitted and without the required rear yard, affecting premises 26-30 Baruch place, east side, 75 ft. north of Broome street (Block 322, Lots 1, 2 and 3), Borough of Manhattan was granted by the Board June 29, 1948, on certain conditions; and

WHEREAS, the resolution was amended March 21, 1950; and

WHEREAS, time to obtain permits and complete the work was extended September 20, 1949 and March 21, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1948, as thereafter *amended* by resolutions adopted through March 21, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all work has been completed and additional time is required to obtain a certificate of occupancy, that such certificate shall be obtained within three (3) months from the date of this *amended* resolution (N.B. 233-47)."

507-48-BZ

APPLICANT—Leonard Schultze, for 119 East 40th Street Corp., owner (Leonard Schultze and Associates, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from residence to residence, drafting room and exhibition room in conjunction with the practice of architecture.

PREMISES AFFECTED—119 East 40th Street, north side, 255 ft. east of Park avenue (Block 1295, Lot 12), Borough of Manhattan.

APPEARANCES—

For Applicant: A. S. Mongiello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (507-48-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from residence to residence, drafting rooms and exhibition room in conjunction with the practice of architecture, affecting premises 119 East 40th street, north side, 255 ft. east of Park avenue (Block 1295, Lot 12), Borough of Manhattan, was granted by the Board September 21, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 21, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that work has been completed and that additional time is required to get a certificate of occupancy that such certificate of occupancy shall be obtained within three (3) months from the date of this *amended* resolution (Alt. 1261-48)."

294-49-BZ

APPLICANT—Paul Friedman, for John B. Momrow and Arthur C. Momrow, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, to permit in a business use, C area district, the construction of a United States Post Office, Finance Station, by permitting part of unbuilt portion of Lot 36, which part is proposed to be added to Lot 34, the construction of a one-story extension to existing building on Lot 34, in excess of area permitted; also to permit the reduction of the size of Lot 36 so that existing building will exceed the area of coverage permitted.

PREMISES AFFECTED—6002—(6002-6004 displayed) 4th avenue, 372-380 60th street, southwest corner and 6006 4th avenue, west side, 25 ft. south of 60th street (Block 5781, Lot 34 and part of Lot 36) Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Goddard.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

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THE RESOLUTION (294-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the construction of a "United States Post Office Finance Station," by permitting on part of the unbuilt upon portion of Lot 36, which part is proposed to be added to Lot 34, the construction of a one-story extension to existing building on Lot 34 in excess of area permitted; also to permit the reduction of the size of Lot 36 so that existing building will exceed the area of coverage, permitted, affecting premises 6002 Fourth avenue (6002-6006 displayed) and 372-380 60th street, southwest corner (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn was granted by the Board July 19, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within the requirements of Sec. 22A of the zoning resolution (Alt. 1535-48)."

322-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank Faiella, owner (Salvatore Pizzo, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—290-326 Withers street, 41-50 Debevoise avenue, southwest corner, 265-319 Jackson street and 42-48 Kingsland avenue (Block 2876, Lots 1, 16, 30 and 55), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and terms of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (322-49-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles for a term of years, affecting premises 290 to 326 Withers street, 41 to 59 Debevoise avenue, southeast corner, 265 to 319 Jackson street and 42 to 48 Kingsland avenue (Block 2876, Lots 1, 16, 30, and 55), Borough of Brooklyn was granted by the Board July 19, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1949 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under section 7, subdivision h, for a term of two (2) years from the date of this *amended* resolution on condition ...; that other than as herein *amended*, the resolution adopted on July 19, 1949, shall be complied with in all respects, and a certificate of occupancy shall be obtained (Alt. Applic. 371-49)."

385-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Kathryn G. Fitzpatrick, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction, rearrangement and extension of existing gasoline and oil selling station and the addition of brake testing, wheel alignment, motor vehicle repairs, car washing and lubritorium.

PREMISES AFFECTED—3731-3755 East Tremont avenue and 2904 Randall avenue southeast corner (Block 5435, Lots 33 and 35), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee 3
Negative: Chairman Murdock 1

THE RESOLUTION (385-49-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction, rearrangement and extension of existing gasoline and oil selling station and the addition of brake testing, wheel alignment, motor vehicle repairs, car washing and lubritorium, affecting premises 3731-3755 East Tremont avenue and 2904 Randall avenue, southeast corner (Block 5435, Lots 33 and 35), Borough of The Bronx was granted by the Board November 1, 1949, on certain conditions; and

WHEREAS, time to complete was extended October 17, 1950; and

WHEREAS, the resolution was amended April 10, 1951; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 1, 1949, as *amended* on April 10, 1951, by adding thereto:

"... that irrespective of the requirements of the resolution as adopted November 1, 1949, that the accessory building shall be constructed of brick masonry, the construction may be of enamelled steel of a design as indicated on revised plans marked "Received July 20, 1951" (4 sheets), on condition that in all other respects the resolution as adopted by the Board November 1, 1949, as amended April 10, 1951, shall be complied with (N.B. 390-49)."

100-50-BZ

APPLICANT—Lama, Proskauer and Prober for Frank LaMar, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7i and 7c of the zoning resolution, permitting in a business use district, the change in occupancy from auto painting on first floor and light manufacturing on second floor, to motor vehicle repair shop, lubritorium and wheel alignment on first floor and light manufacturing on second floor.

PREMISES AFFECTED—1241 DeKalb avenue, west side 70 ft. 7 in. north of Evergreen avenue (Block 3232, Lot 77), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (100-50-BZ)

WHEREAS, this application under sections 7i and 7e of the zoning resolution, to permit in a business use district, the change in occupancy from auto painting on the first floor and light manufacturing on the second floor to motor vehicle repair shop, lubritorium and wheel alignment on the first floor and light manufacturing on the second floor, affecting premises 1241 DeKalb avenue, west side, 70 feet 7 inches north of Evergreen avenue (Block 3232, Lot 77), Borough of Brooklyn was granted by the Board on June 27, 1950, on certain conditions; and

WHEREAS time to complete was extended December 27, 1950; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 27, 1950 as amended by resolution adopted December 27, 1950 only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution (Alt. Applic. 4180-49)."

300-50-BZ

APPLICANT—Lama. Proskauer and Prober, for Robert V. Henning and George Henning, owners (Belmont Smelting and Refining Works, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, to permit in a business and unrestricted use, C area district, the erection and maintenance of new buildings using more than the area permitted.

PREMISES AFFECTED—314-336 Belmont avenue, south side, from Alabama to Georgia avenues, 251-285 Alabama avenue and 262-284 Georgia avenue (Buildings 2, 4, 5, 6, 7, 8, 10 and 11) (Block 3752, Lot 3), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (300-50-BZ)

WHEREAS, this application under Section 21 of the zoning resolution, to permit in a business and unrestricted use, C area district, the erection and maintenance of new buildings using more than the area permitted, affecting premises 314 to 336 Belmont avenue, south side, from Alabama to Georgia avenues, 251 to 285 Alabama avenue to 262-284 Georgia avenue (Buildings 2, 4, 5, 6, 7, 8, 10 and 11), (Block 3752, Lot 3), Borough of Brooklyn was granted by the Board July 25, 1950, on certain conditions; and

WHEREAS the resolution was amended January 16, 1951; and

WHEREAS, the applicant requested as extension of time to complete.

Resolved, that the Board of Standards and Appeals does

hereby amend the resolution adopted on July 25, 1950, as amended by resolution adopted January 16, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. 958-50)."

426-50-BZ

APPLICANT—Morton S. Cahn, for Tumac Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a business building, using more than the area permitted.

PREMISES AFFECTED—1181-1201 East New York avenue and 632-636 Ralph avenue, northwest corner and 1924-1946 Union street (Block 1399, Lot 125), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morton S. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (426-50-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a business building using more than the area permitted, affecting premises 1181 to 1201 East New York avenue, and 632 to 636 Ralph avenue, northwest corner, and 1924 to 1946 Union street, (Block 1399, Lot 125), Borough of Brooklyn was granted by the Board July 26, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 26, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. 1017-50)."

668-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Faytess Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2769 West 36th street, east side, 210 ft. north of Neptune avenue (Block 6979, Lot 55), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (668-50-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, affecting premises 2769 West 36th street, east side, 210 ft. north of Neptune avenue (Block 6979, Lot 55), Borough of Brooklyn was granted by the Board January 9, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 9, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution (Alt. Applic. 3264-50)."

919-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7i, 7c and 7A of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station, to be used as a gasoline service station, lubritorium, car washing, sales training room, storage and office; and to permit ground signs; and to permit curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—69-02 to 69-20 Northern boulevard, 33-01 to 33-09 69th street, southeast corner and 33-02 to 33-10 70th street (Block 1242, Lot 1), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Baker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (919-50-BZ)

WHEREAS, this application under sections 7i, 7c and 7A of the zoning resolution, to permit in a business use district the reconstruction of an existing gasoline service station, to be used as a gasoline service station, lubritorium, car washing, sales training room, storage and office; to permit ground signs; and to permit curb cuts more than the permitted distance from intersection, affecting premises 69-02 to 69-20 Northern boulevard, southeast corner of 69th street; 33-01 to 33-09 69th street and 33-02 to 33-10 70th street (Block 1242, Lot 1), Jackson Heights, Borough of Queens was granted by the Board May 29, 1951, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 29, 1951, by adding thereto:

"... that irrespective of the requirements of this resolution as to face brick on all sides, common brick may be used, provided such common brick is painted; that cast stone copings may also be used in place of face brick on condition that in all other respects the resolution as adopted by the Board May 29, 1951, shall be complied with (N.B. Applic. 7395-50)."

39-51-BZ

APPLICANT—Charles M. Spindler, for Sun Oil Co., owner.

SUBJECT—Application for consideration—reopening and approval of plans—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station, to be used as a gasoline service station, lubritorium, auto washing, sale of accessories and office.

PREMISES AFFECTED—68-27 to 68-43 Woodhaven boulevard and 85-04 to 85-18 68th road, southeast corner and 75-22 Yellowstone boulevard (Block 3149, Lots 3, 6, 8, 13 and 29) Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and plans approved.

THE VOTE TO REOPEN AND APPROVE PLANS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (39-51-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district the reconstruction and extension of an existing gasoline service station to be used as a gasoline service station, lubritorium, auto washing, sale of accessories and office, affecting premises 68-27 to 68-43 Woodhaven boulevard, and 85-04 to 85-18 68th road, southeast corner, and 75-22 Yellowstone boulevard (Block 3149, Lots 3, 6, 8, 13 and 29), Forest Hills, Borough of Queens was granted by the Board May 29, 1951, on certain conditions; and

WHEREAS, the applicant requested an approval of plans submitted as being in substantial compliance with the requirements of the Board's resolution.

Resolved, that the Board of Standards and Appeals do hereby approve working drawings, 4 sheets, marked "Received July 9, 1951," as in substantial compliance with the resolution as adopted by the Board on May 29, 1951.

617-40-BZ

APPLICANT—Dominick Salvati & Son, for Garfield Postal Bldg. Corp., owner, (U.S. Post Office lessee).

SUBJECT—Application for consideration—reopening new proposal—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use, area district, the erection and maintenance of United States post office-finance station (previously denied for business building—stores).

PREMISES AFFECTED—1623-1625 East 17th street, east side, 100 ft. south of Avenue P (Block 6780, Lot 77), Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony M. Salvati.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

226-41-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph T. Donohue, owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Application (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the extension of a building with nonconforming use into a residence use district, using more area than permitted (previously withdrawn).

PREMISES AFFECTED—60-62 East 86th street, south side, 134 ft. 5-1/3 in. east of Madison avenue (Block 1497, Lots 48 and 48½ (148)), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to docket, subject to regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

90-42-BZ—Vol. III

APPLICANT—Henry George Greene, for Abraham Rubinstein, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider new proposal—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, minor repairs, lubricatory, car washing, sales area, storage, and parking and storage for more than five motor vehicles (previously granted under Vol. I for parking and storage; withdrawn as to Vol. II).

PREMISES AFFECTED—West side, Edward L. Grant Highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx.

APPEARANCES—

For Applicant: Helen L. Barbiere.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, to consider new proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

150-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Gulf Oil Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7i, 7e and 7h of the zoning resolution, to permit in residence and local retail use district, the extension of a gasoline service station (previously granted by the Board

for a term of years), lubricatorium, motor vehicle repairs, car washing and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—223-15 to 223-25 Union turnpike and 78-46 to 78-64 Springfield boulevard, northwest corner (Block 7780, Lots 1 and 62), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn, as to time to complete.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

712-47-BZ

APPLICANT—Lama, Proskauer and Prober, for L and G Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to relocation of pumps—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of the parking of cars.

PREMISES AFFECTED—1602-1610 39th street and 3901-3921 16th avenue, southeast corner (Block 5383, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn to comply.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

307-50-BZ

APPLICANT—Lama, Proskauer and Prober for Crawford Improvement Co. Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service center, lubricatorium, car washing, motor vehicle repairs, office and salesroom; and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—2646-2656 Coney Island avenue and 756-766 Crawford avenue, southwest corner (Block 7184, Lot 139), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn—work is completed.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

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722-46-BZ—Vol. II

APPLICANT—Maurice H. Rosner, owner.

SUBJECT—Application reopened November 28, 1950—re Application (decision of the borough superintendent) to permit in a business use district, under section 7e of the zoning resolution, a wet wash laundry, for a term of five (5) years.

PREMISES AFFECTED—158 Tompkins avenue, west side, 55 ft. north of Hart street (Block 1767, Lot 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

695-49-BZ

APPLICANT—Herbert Tannenbaum, for Rose Esposito, owner.

SUBJECT—Application reopened December 12, 1950—re consideration of further lot coverage—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building.

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of Third avenue (Block 2314, Lot 58), Borough of The Bronx.

APPEARANCES—

For Applicant: Murray Chairman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed without prejudice to reinstatement.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 6:00 P.M.

Joseph J. Doyle, *Chief Clerk*

SPECIAL MEETING

FRIDAY MORNING, JULY 27, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

ZONING APPLICATIONS

605-50-BZ

APPLICANT—Charles M. Spindler, for Vanhard Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and the sale of accessories for a term of fifteen years.

PREMISES AFFECTED—110-31 to 110-41 Horace Harding boulevard, 59-36 to 59-42 Van Doren street, northwest corner (Block 1970, Lots 39, 40 and 41), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Salvatore J. DiMaio, Albert Merget and Samuel Bodian, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—

Laid over to October 2, 1951, at 10 A.M. for further consideration.

56-50-BZ

APPLICANT—Joseph V. McKee, for Hyman H. Zarett and Sylvia M. Lane, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business use portion of lot located in a residence and business use district, the erection and maintenance of an automobile showroom, offices and motor vehicle repair shop and to permit on part of the lot, the outdoor display and sale of more than five motor vehicles and to permit the parking of customers' cars; and to permit the construction and maintenance for a term of 15 years of a gasoline service station, auto laundry and lubritorium, with curb cut entrances more than the permitted distance from the intersection.

PREMISES AFFECTED—14-46 Neptune avenue and 3-15 Cass place, southeast corner (Block 7516, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus and Gilbert Lazarus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME TO COMPLETE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee.....

Negative

Not Voting: Commissioner Keating

THE RESOLUTION (56-50-BZ)

WHEREAS, this application under sections 7e, 7f and 7i of the zoning resolution, to permit in the business use district, the erection and maintenance of an automobile showroom, offices and motor vehicle repair shop and to permit on part of the lot, the outdoor display and sale of more than five motor vehicles and the parking of customers' cars and to permit the construction and maintenance for a term of fifteen years of a gasoline service station, auto laundry and lubritorium, with curb cuts, entrances and signs more than the permitted distance from the intersection, affecting premises 14 to 46 Neptune avenue and 3 to 15 Cass place, southeast corner (Block 7516, Lot 20), Borough of Brooklyn was granted by the Board on June 13, 1950, on certain conditions; and

WHEREAS, the applicant requested reopening of this application, amendment of the resolution and extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals do hereby amend the resolution adopted on June 13, 1950, by adding thereto:

"that in the event the owners wish to make minor changes in the arrangement of the building as to gasoline sign, interior layout of offices and toilets, location of boilerroom and chimney and boilerroom entrance and brick piers and steel picket fence in lieu of woven wire fence in front of the used-car portion, and increase the length of the accessory building in connection with the

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gasoline service station from 35 feet to 40 feet, such changes may be permitted, as indicated on revised plans filed with this application, marked "Received July 18, 1951" (3 sheets) and as passed upon by the borough superintendent under N.B. Applic. 2/50 by objections dated July 23, 1951, on condition that the resolution adopted by the Board on June 13, 1951, shall be complied with in all respects, including the proposal for wall signs, which shall comply with the requirements of the zoning resolution and code; that the time to obtain permits and complete the work and obtain a certificate of occupancy is hereby extended six (6) months from the date of this amended resolution."

57-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Albert Sheftman, owner.

SUBJECT—Application reopened June 26, 1951—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in retail and unrestricted use, B area district, the erection and maintenance of a storage garage for more than five motor vehicle office and air raid shelter, without the required rear yard and courts and to permit the parking and storage of more than five motor vehicles on the roof of building.

PREMISES AFFECTED—218-230 West 31st street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street (Block 780, Lot 19), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Albert Sheftman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert, Keating and Deputy Chief Guinee.. 4

Negative 0

THE RESOLUTION (57-50-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober, for Albert Sheftman, owner, filed June 8, 1951, an application under sections 7c and 21 of the zoning resolution, to permit in a retail and unrestricted use, B area district, the erection and maintenance of a storage garage for more than five motor vehicles, office and air raid shelter without the required rear yard and courts and to permit the parking and storage of more than five motor vehicles on the roof of building (previously granted by the Board for a 3-story storage garage, stores, roof parking and storage), affecting premises 218-230 West 31st Street, south side, 232 ft. 6 in. west of 7th avenue and 225-237 West 30th street (Block 780, Lot 19), Borough of Manhattan; and

WHEREAS, this application was reopened as Vol. II on June 26, 1951, to consider a new proposal, subject to the regular procedure; and

WHEREAS, a public hearing was held on this application on July 24, 1951, after due notice by publication in the Bulletin, and laid over to July 27, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that West 31st street is in restricted retail and retail use, B area and Class 1½ height districts; West 30th street and the site are in retail and unrestricted use, B area and Class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 21, 1951, acting on Amendment to N.B. Applic. 93/49, reads:

"6. Proposal to change height of bldg. from 3 stories and cellar to 1 story and cellar for parking garage and

2 gas pumps on 1st floor should be referred back to the Board of Stds. & Appeals."

and

WHEREAS, the applicant states that the premises consist of a plot 167.5 ft. and 146 ft. front by 98.9 ft. and 197.5 ft. in depth, irregular, on which are located open sheds and open area all used for the parking and storage of more than 5 motor vehicles granted under Alt. 1911/48, Certificate of Occupancy #34994 was issued for this use; that the premises are also occupied by a two-story building, the first floor being used as an office for the parking lot; the second floor is vacant; that the premises were originally developed as an express assorting station in 1917; that it is proposed to demolish the existing sheds and two-story building and erect a new one-story fireproof building having a frontage of 167 ft. 6 in. on West 31st street and 146 ft. on West 30th street, being 197 ft. 6 in. in depth and extending the entire area of the lot; that the cellar will be used as an air raid shelter and garage for more than five cars and boilerroom; the first floor will be used as a storage garage for more than five cars and office and the roof used for the open parking of more than five cars; that the building will be equipped with a ramp leading from the first floor to the cellar; there will be one 3 ft. 8 in. wide fireproof enclosed steel stairs leading from cellar to roof and through the first floor to the street; and

WHEREAS, the applicant contends that the use district maps show that portion of the site within 98 ft. 9 in. of West 30th street is zoned as unrestricted, Class 2 height district; that the remainder of the property is zoned as a retail use, Class 1—height district and the entire property is zoned as B area; that the proposed building will be of fireproof construction, modern in design and will be a decided improvement to the area as compared to the unsightly walls now on the building lines and the sheds; that the premises are now used for the parking and storage of more than five motor vehicles and it is far better from an appearance standpoint to house these vehicles and thereby present a clean aspect to the street; that within the retail district on West 31st street, the power house on Lot 60, Block 780 and the Pennsylvania Railroad station on Lot 1, Block 781 do not contribute or conform towards a retail district and are far less conforming than the proposed garage would be; that the railroad station has a vehicular entrance directly opposite the site, which presents the same aspect as the proposed garage would and this station entrance is more heavily trafficked than the garage entry could possibly be; that as the site extends through from street to street and as garage facilities are vitally needed in the area, it is proposed to utilize every square foot of space and omit all yards and courts as none are required for garage purposes; and

WHEREAS, the premises were inspected prior to granting of a variance under Volume I on February 21, 1951 and also as to the present application; and

WHEREAS, the Board is informed of a proposed garage to be constructed within the Pennsylvania Station opposite under a zoning variance granted by the City Planning Commission; and

WHEREAS, the Board deemed that the revised proposal herein presented, should be permitted under the same sections and under conditions similar to the variance as granted under Volume I.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 18, 1950, by adding thereto:

"... that in the event the owner desires to reduce the height of the building and rearrange the building as indicated on plans filed with this application marked 'Received June 8, 1951,' 5 sheets, as amended by revised plans marked 'Received July 26, 1951,' 2 sheets, such reduction of height and rearrangement may be permitted as indicated on such revised plans marked 'Received July 26, 1951,' 2 sheets, on condition that the requirements of the resolution as adopted April 18, 1950, shall be complied with where not inconsistent with such revised plans; that all permits shall be obtained and all

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work completed within the requirements of Section 22A of the zoning resolution."

111-50-BZ

APPLICANT—Demov, Callahan and Morris, for Rosenbaum and Siegel, owners.

SUBJECT—Application reopened January 9, 1951—re Application (decision of the Borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use D-1 area district, the erection and maintenance of a business building (retail stores), using more than the area permitted and without the required setbacks from street lines.

PREMISES AFFECTED—North side of Randall avenue, block front between Commonwealth and Rosedale avenues, Northeast corner of Randall avenue and Rosedale avenue and Northwest corner of Randall avenue and Commonwealth avenue (Block 3555, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Demov, Callahan and Morris.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert, Keating and Deputy Chief Guinee 4

THE RESOLUTION (111-50-BZ)

WHEREAS, Demov, Callahan and Morris for Rosenbaum and Siegel, owners, filed February 2, 1950 an application under sections 7e and 21 of the zoning resolution, to permit in a residence use, D-1 area district, the erection and maintenance of a business building (retail stores), using more than the area permitted, and without the required set backs from street lines (previously withdrawn by Board at the request of applicant), affecting premises north side of Randall avenue, block fronting between Rosedale avenue and Commonwealth avenue (Block 3555, Lot 1), Borough of the Bronx; and

WHEREAS, this application was reopened by vote of the Board on January 9, 1951; and

WHEREAS, a public hearing was held on this application on June 26, 1951, after due notice by publication in the Bulletin; laid over to July 24, 1951 and then to July 27, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Commonwealth avenue is in a residence use, D-1 and F area, class ½ and 1 height district; Rosedale avenue and Randall avenue are in a residence use, D-1 and F area, class ½ and 1 height district; the site is in a residence use, D-1 area and class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 15, 1951, acting on N.B. Applic. 17-50, reads:

"1. Proposed construction of a Commercial building on a lot which is in a Residence District, is contrary to Article II, Section 3 of the Zoning Resolution.

2. Proposed area of this building is in excess of the area permitted by Article IV, Section 14-A of the Zoning Resolution.

3. In a D-1 District, no portion of any building shall be erected nearer than 10 feet to the street line of any street as laid out upon the City Map, as per Article IV, Section 14-A, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 100 feet in depth, presently vacant; that it is proposed to erect a building 200 feet front by 60 feet and 100 feet in depth (irregular), one story, 13

feet, 6 inches in height, of class 3 construction, to be used as retail stores; and

WHEREAS, the applicant contends that in order to make this project economically feasible, the proposed building is being arranged and designed for occupancy by a super market and several other retail stores facing Randall avenue; that to accommodate this arrangement, it is necessary to create a large open store area for the super market of the indicated depth and frontage and that this arrangement requires an increase of building area over that permitted by the zoning resolution; that the use district requirements for this particular plot are illogical and that there are special and unique circumstances affecting the plot to warrant a variance by the Board, as otherwise the owner will be made to suffer undue individual hardship without reasonable remedy; that the plot was formerly located within a business use district and C area district from 1916 to 1932, and in 1932 the zoning was changed to its present classification of residence use and D-1 area; that this change has deprived the owners of the practical and reasonable use of their property; that the proposed retail stores are better suited for this particular plot than any conforming residential development; that opposite the subject plot on Randall avenue there exists a housing development consisting of 6-story multiple dwellings; that the multiple dwelling at the southwest corner of Randall and Commonwealth avenues, lot 34 in block 3519, now contains several retail stores; that the southeast corner of Randall and Commonwealth avenues, lot 30 in block 3520, diagonally opposite the plot is now developed with a one-story taxpayer containing several stores; that the preponderance of developments in this immediate vicinity are two story dwellings; that other than the stores hereinbefore mentioned, there are no readily available shopping facilities to serve these many families and the proposed shopping center would serve a public need for this community; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under Section 7e, of the zoning resolution, and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 17-50 be and it hereby is affirmed and that the application be and it hereby is denied.

177-51-BZ

APPLICANT—Henry Nordheim, for Sophie and Bertha Stadtmauer, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from multiple (dwelling) and doctor's office to multiple dwelling, doctor's office and stores

PREMISES AFFECTED—1770 Andrews avenue and 1770 West Tremont avenue, southeast corner (Block 2878, Lot 195), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative

Negative: Chairman Murdock, Commissioners Kleinert, Keating and Deputy Chief Guinee.

THE RESOLUTION (177-51-BZ)

WHEREAS, Henry Nordheim for Sophie Stadtmauer and Bertha Stadtmauer, owners, filed March 13, 1951 an application under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from

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multiple dwelling and doctor's office to multiple dwelling, doctor's office and stores, affecting premises 1770 Andrews avenue and 172 West Tremont avenue, southeast corner (Block 2878, Lot 195), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on June 26, 1951, after due notice by publication in the Bulletin; laid over to July 24, 1951, and then to July 27, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Andrews avenue, West Tremont avenue and the site are in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 14, 1951, acting on Alt. Applic. 83-51, reads:

"A-1. Proposed Stores, in a non-fireproof 6 story and Basement, New Law Tenement, located in a Residence Area, is contrary to Article II, Section 3, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 114.06 feet frontage by 100 feet in depth (irregular), on which is located a multiple dwelling and doctor's office, 114.06 feet front by 90 feet in depth (irregular), six stories and basement, 64 feet in height, of class 3 construction; that it is proposed to provide four stores in the story fronting on West Tremont avenue by removing the brick walls now enclosing the basement; and

WHEREAS, the records in the department of housing and buildings show that girders were installed over the four bays where it is proposed to remove the walls and allow the construction of show windows and that under this condition, shoring will not be necessary; that this basement space is presently used as storage by the superintendent of the building; that there is other space in the building and this space could be converted to a more profitable and necessary use; that adjoining this building on the east there is a one story taxpayer, lot 200, with the West Tremont avenue frontage occupied by stores, thus one half of the block is now given over to business; that these businesses bring a perpetual line of motor cars and are often double parked from Andrews avenue to University avenue; that the fact that the taxpayer has so many stores on West Tremont avenue gives this block a business aspect so that providing the four stores herein proposed will not change the aspect to any degree; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercises of discretion to grant a zoning variance under Section 7, subdivision c or subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 83-51, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

189-51-BZ

APPLICANT—Maxfield Blaubeux, for Empire Chevrolet, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from auto showroom, dead storage and office, to auto showroom, motor vehicle repair shop and office, parking of customers' cars, sale and display of more than five cars, and storage of more than five motor vehicles on open portion of lot; and to permit signs above roof.

PREMISES AFFECTED—1-19 Remsen avenue and 944-954 East New York avenue, southeast corner (Block 4593, Lot 110), Borough of Brooklyn.

APPEARANCES—Joseph V. McKee, Gilbert Lazerus, Maxfield Blaubeux and Milton Kauffman.

For Opposition: Maurice Schulte, Sylvia Schulte, Thelma Landes, Jean, Lew and Leon Komito.

For Administration; Samuel L. Becker, Dep't of Housing and Buildings; E. A. Meyer and David E. Rosenstorch, Fire Dep't.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3

Negative: Commissioner Kleinert..... 1

THE RESOLUTION (189-51-BZ)

WHEREAS, Maxfield Blaubeux, for Empire Chevrolet, Inc., owner, filed March 12, 1951 an application under sections 7e, 7h and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from auto showroom, dead storage and office, to auto show room, motor vehicle repair shop and office, parking of customers' cars, sale and display of more than five cars, and storage of more than five motor vehicles on open portion of lot; and to permit signs above roof, affecting premises 1 to 19 Remsen avenue, and 944 to 954 East New York avenue, southeast corner (Block 4593, Lot 110), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on June 12, 1951, after due notice by publication in the Bulletin; laid over to July 10, 1951 for inspection and decision without further argument; and then laid over to July 24, 1951 and July 27, 1951, for decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East New York avenue is in a business use, C area, class 1 height district; Remsen avenue is in a business use, C area, class 1 height district; the site is in a business use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 5, 1951, acting on Alt. Applic. 701-51, reads:

"1. Changing from Auto Showroom and dead storage of cars to Auto Showroom, Motor Vehicle Repair Shop, Parking of customers' cars, Sale and display and storage of more than 5 Motor Vehicles in a Business use District is contrary to Art. II, sect. 4, par. 29 of Zone Resolution.

3. Signs above roof in a Business Use District is contrary to Art. II, sect. 4, par. 49, Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 203.33 feet frontage by 101.71 feet in depth (irregular), on which is located a building 165 feet front, 101 feet, 8½ inches in depth, one story and mezzanine, 15 feet in height, of class 3 construction, for which certificate of occupancy 113775-46 (N.B. 115-45) was issued for: cellar, boiler room; 1st floor, auto showroom and dead storage; mezzanine, offices and that no gasoline in tanks of cars shall be stored; that the present use of this building is limited by the certificate of occupancy to an auto showroom for the sale, display and storage of motor vehicles, and to the assembling of new cars, and the dead storage of cars, while the second floor is used for executive offices of the owner; that the property is located on the southeast corner of East New York avenue and Remsen avenue and is bounded on the east by a used car lot and on the north by two-story brick dwellings; that the opposite side of Remsen avenue is now used for a gasoline station, used car lots and a one-story brick garage, and the southerly side of Remsen avenue, facing the premises in question, is used for used car lots and a parking lot; that it is proposed to convert the use of space now used for the assembling of new cars and dead storage to an automobile repair shop, and to use that part of the plot which is not covered by the building, for the parking of customers' cars; and

WHEREAS, the applicant contends that the existing conditions in the area are such that the granting of this application will in no way adversely affect the area; that in this area there are already many non-conforming uses, including a gasoline station and a garage as well as many used car lots and automobile parking lots; that the adjoining property is used as a used car lot and most of the properties which face the plot in question are used for either used car

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lots or parking lots; that it is therefore apparent that the neighborhood is a fairly developed business area devoted substantially to uses with which the proposed use will be in harmony; that the property involved in this appeal is already used as an automobile showroom and already contains a large area which is now used for the assembling of new cars and the dead storage of cars; that this space is entirely suitable for a motor vehicle repair shop for the reason that in the automobile market today almost all sales rooms provide servicing for their customers; that most cars are sold under agreement whereby the car is entitled to several free servicings and check ups and that in addition, the customers who buy such cars desire to know that the seller is at all times available for the repairing and servicing of such cars; that the inability to service such cars places a terrific handicap on this automobile sales room; that it is entirely enclosed and no disturbing noises would emanate therefrom; that there are already curb cuts leading to this space since the new cars which are now assembled in this space are driven out of it for delivery to customers; that some changes in the walls and doorways separating the automobile showroom from the area to be used for a motor vehicle repair shop will be necessary if this application is granted, and the applicant will comply with whatever conditions the Board may feel proper; that the area not covered by the building is a vacant space which is entirely usable for the parking of customers' cars which have already been served or which are awaiting servicing and will not adversely affect anyone in the area since the plot abuts on a lot which is now used for the storage and sale of motor vehicles; that request is also made for permission to construct and maintain, for a term of 20 years, a sign above the building, as shown on plans filed, and that this sign will be in conformity with the highest standards of dignity; that there is now pending in Municipal Term Magistrate's Court, Brooklyn, a proceeding against the owner brought on complaint of the fire department for storing motor vehicles at the premises, the fuel storage tanks of which were not empty, without a permit from the fire department; that it is not possible to obtain this permit from the fire department without the granting of this application; that it is a tremendous burden upon the owner to drain all of the gasoline tanks of the new and used cars which are on display and to refuel such tanks whenever any such car is taken out for a demonstration to a prospective customer; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, upon inspection it was found that the building is now used for servicing, repairing and spraying and the unbuilt upon area for storage and parking of cars dealt in and that operating conditions carried on contrary to the approved plans and certificate of occupancy are unnecessarily objectionable to residential occupancies in the residence district to the rear and in the business district along Remsen avenue to the east; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions e, f, h and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7i, for a term of twenty (20) years, to permit the existing building to be occupied, in addition to auto showroom, dead storage and office, for the servicing and minor repairing of motor vehicles dealt in by the agency, *on condition* that such repairing shall be maintained in the space toward the rear of the building as proposed and indicated on revised plot plan filed with this application marked "Received June 22, 1951" (1 sheet), and plans marked "Received July 20, 1951" (2 sheets); that such repairing shall be the usual servicing of an automobile sales agency of motor vehicles dealt in by the agency but shall not include any heavy type of repairing or spraying on the premises; that all windows in the rear wall to the east shall be glazed with wire glass and made stationary; that no other openings for light or ventilation or any other use shall be

constructed in said wall; that all fans and ducts in said wall shall be removed and said openings bricked up; that the pylon above the roof of building shall have no advertising or lighting, and that any floodlight, neon light or other type of lighting and signs shall be removed therefrom; that no sign shall be constructed above the main roof, except the words "Empire Chevrolet" as indicated on said revised plans marked "Received July 20, 1951", which sign shall not be illuminated; and granted under Section 7h to permit a portion, as proposed, of the space unbuilt upon to the south to be occupied for the parking of cars awaiting service, and under section 7e for the sale and display of cars dealt in by the agency on condition that there shall be erected on the lot line, from the east end of the existing building to the point adjacent to Lot 92, as indicated on said revised plans marked "Received June 22, 1951", a masonry wall not less than 6' 6" in height above the grade level of the parking area and properly coped; that the unbuilt upon area shall be levelled to the grade of Remsen Avenue and surfaced with concrete or bituminous paving and graded so as to provide surface drainage; that along the premises adjoining Lot 92, under other ownership, there shall be erected and maintained a woven wire fence of the chain-link type to the street line, for a total height of 5' 6", except that the present chain link fence may be continued if maintained in good condition to the satisfaction of the Borough Superintendent; that curb cuts shall be restricted to existing curb cuts—one (1) to East New York Avenue and four (4) on Remsen Avenue, located and of the width shown on such revised plans, and maintained in accordance with permits obtained therefor; that in the fire wall, within the building, all openings shall be provided with fire doors on either side of each opening, such fire doors to be 1½ hour test; that Order of the Fire Department No. 29398-LC shall be complied with; that no roof sign shall be installed other than the sign hereinbefore permitted and that no sign shall be installed on any wall of the building facing the residential district; that there shall be no temporary signs; that all signs shall comply with the requirements of the Zoning Resolution therefor; that the requirements of the Building Code shall be complied with; that under section 7f for a similar term the building may be permitted to be occupied as a non-storage garage for more than five (5) motor vehicles, provided such motor vehicles are within the ownership of the owners or the customers but the building shall not be used as a general public garage; that any ventilating ducts for general ventilation of the building that may be installed shall exhaust through the roof toward the Remsen Avenue side, with the openings of such exhaust pipes facing toward Remsen Avenue; that sidewalks and curbs around the premises shall be repaired to the satisfaction of the Borough President; that the building shall not be increased in height or area; that the space to the east of Lot 92, as a part of Lot 11 shall remain vacant and unused; and that all permits shall be obtained and all work completed within six months from the date of this resolution and a superseding certificate of occupancy shall be obtained.

217-51-BZ

APPLICANT—Siegel and Green, for A. F. & G. Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district, the maintenance of an outdoor sale and display of motor vehicles, for a term of years.

PREMISES AFFECTED—Bruckner boulevard, north side from Evergreen to Colgate avenues (Block 37, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Kleinert, Keating and Deputy Chief Guinee.. 4
Negative 0

THE RESOLUTION (217-51-BZ)

WHEREAS, Siegel and Green for A.F. & G. Realty Corporation, owner o/u/c Seymour Schneider and Morris Greenstein, doing business as Kingston Motor Sales, filed March 16, 1951 an application under section 7e of the zoning resolution, to permit in a residence use district the maintenance of an outdoor sale and display of motor vehicles, and an attendant's shelter, for a term of ten years, affecting premises Bruckner boulevard, north side, from Evergreen to Colgate avenues (Block 3711, Lot 1), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on July 17, 1951, after due notice by publication in the Bulletin; laid over to July 24, 1951 and July 27, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Bruckner boulevard, Evergreen avenue, Colgate avenue and the site are in a residence use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 12, 1951, acting on Alt. Applic. 177-51, reads:

"1. Proposed Outdoor Sale and Display of Motor Vehicles, and Attendants' Shelters, in a Residence Use District, is contrary to Article 2, Section 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 171.39 feet and 266.39 feet in depth (irregular), presently vacant, and on which westerly portion (100 ft. by 100 ft.) is being used as a used car lot; that it is proposed to use the whole lot as a used car lot; and

WHEREAS, the applicant contends that the whole premises consists of a plot having a 200 foot frontage on Bruckner boulevard occupying the full block front between Evergreen and Colgate avenues, with a depth of 171.39 feet on Evergreen avenue and 266.39 feet on Colgate avenue; that it is proposed to use a portion of the premises for the outdoor sale and display of motor vehicles, to be conducted by two separate concerns, each using one-half of the plot and each having an area of 100 feet by 100 feet; that it is further proposed to have each unit completely fenced off from each other and that each unit will have an attendants' shelter and a separate curb cut from Bruckner boulevard; that the whole premises will be subdivided into separate tax lots and separate certificates of occupancy will be obtained for each unit; that each unit is under separate contract of sale; that while the plot is now zoned for residence use, it was zoned for unrestricted use up to 1932 and the character of the properties facing Bruckner boulevard are predominantly commercial with no residence buildings existing thereon within the affected area; that the entire neighborhood along Bruckner boulevard is unsuited for residential development, being a heavily trafficked arterial highway; that practically all of the properties on both sides of the boulevard are now used for gas stations, used car lots, service stations and auto laundry, and similar commercial purposes; that that portion of the whole premises not included in the subject plot will act as a buffer between the proposed site and the dwellings existing to the north of the premises on Colgate and Evergreen avenues; that no other offers for the sale or development of these premises have been made to the owners for use for conforming purposes in view of the character of Bruckner boulevard; and

WHEREAS, the applicant contends that the northeast corner of this plot is now occupied as a used car sales lot; that an inquiry to the Department of Licenses in relation to this existing use shows that the license for this plot was a transfer of a former license from another location; that inquiry at the Department of Housing and Buildings failed to disclose an approval for the use of this plot for its present purpose; that this existing use may be illegal and that the

license under which it now operates was issued in error; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Department of Licenses should not have issued a license unless and until a certificate of occupancy had been issued for the proposed prohibited use under a variance granted by the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e for a term of five (5) years to permit the premises to be occupied as proposed for outdoor sale and display of motor vehicles and as indicated on plans filed with this application marked "Received March 16, 1951," 4 sheets, on condition that during the term of this variance the premises shall be occupied for no other use; that the premises shall be arranged substantially as indicated on such plans and no building shall be erected thereon except there may be erected two buildings, one at the corner of Colgate avenue and Bruckner boulevard, the other Evergreen avenue and Bruckner boulevard, as shown, not exceeding 100 sq. ft. in area, and which may be of frame, each to be occupied solely as a shelter and office for the attendant; that there shall be erected on the rear line 100 ft. from Bruckner boulevard, running parallel thereto, a woven wire fence not less than 5 ft. 6 in. in height; that such fence shall be of the chain link type with anchored steel posts; that similar fences shall be erected along the building line of Colgate avenue and Evergreen avenue and there shall be no openings therein; that a fence of similar type shall be erected and maintained as proposed between the proposed tax lots to be occupied by separate tenants; that there may be two curb cuts from Bruckner boulevard, as indicated, not exceeding 15 ft. in width; that in all other respects the buildings and occupancy and signs shall comply with all laws, rules and regulations applicable thereto; that the premises shall be leveled substantially to the grade of Bruckner boulevard and shall be surfaced with clean gravel or steam cinders treated with a binder and properly rolled; that the sidewalks and curbing around the premises shall be repaired or restored to the satisfaction of the Borough President; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

231-51-BZ

APPLICANT—Robert Gottlieb, for Karl Thomas, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted.

PREMISES AFFECTED—3566 Jerome avenue, east side, 85.5 ft. north of East 212th street (Block 3329, Lot 48), Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Kleinert, Keating and Deputy Chief Guinee.. 4
Negative 0

THE RESOLUTION (231-51-BZ)

WHEREAS, Robert Gottlieb for Karl Thomas, owner, filed April 3, 1951 an application under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted, affecting premises 3566 Jerome

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avenue, east side, 85.5 feet north of East 212th street (Block 3329, Lot 48), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on July 17, 1951, after due notice by publication in the Bulletin; laid over to July 24, 1951 and July 27, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 212th street and Jerome avenue are in residence and business use, C area, class 1¼ height districts; the site is in a business use, C area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated March 14, 1951, acting on N.B. Applic. 224-51, reads:

"1. The proposed building, in a 'C' Use Area, occupying more than 60% of the area of an interior lot, is contrary to Section 13 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage by 100 feet in depth, on which is located a metal and wood shed (25 ft. by 65 ft.) which it is proposed to demolish; that it is further proposed to erect a building covering the entire lot, one story, 14 feet in height, of class 3 construction, to be used as a store by a wholesale florist; and

WHEREAS, the applicant contends that the owner is now located in the adjoining building to the south where he has been renting space for over 8 years and has also used the shed for storage of floral equipment; that the present location and shed is much too small for his needs and this plot was purchased with the view of erecting a new building on it; that one quarter of the cellar and one quarter of the first floor will be used by refrigerators leaving just about enough space for the carrying out of business and that the erection of a smaller building would be a great hardship; that the two buildings at the north (lots 49 and 50) are situated at the extreme rear of the plot; that the yard of the building to the south is used for an outdoor display of stone monuments and would not be affected by the proposed building; that the apartment house at the back (lot 40) has a gable wall without windows against the rear line of the property and the erection of the proposed one-story building would in no way affect the light or air of either of the apartment houses to the rear; that when the owner purchased this property he did not have knowledge of the zoning resolution's limitation of C district coverage to 60% of the lot; that to leave an unoccupied area of 1000 square feet would in no way benefit the adjoining properties; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 thereof, as to extension of area, to permit the building substantially as proposed, and as indicated on plans filed with this application marked "Received April 3, 1951," 4 sheets, as indicated on such plans not to exceed the height shown and not to be constructed within 10 ft. of the rear lot line; that such 10 foot rear yard shall remain vacant; that there shall be no windows in the rear wall of the proposed building; that the building shall not be increased in height or area beyond the area proposed and as herein permitted; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

256-51-BZ

APPLICANT—James E. Casale, for Hunts Point Oval, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7h and 7A of the zoning resolution, to permit in the residence use portion of a lot located in a residence, business and unrestricted use district, the parking and storage of motor vehicles for a term of years with an entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—940-948 Southern boulevard and 1035-1051 and 1063 East 163rd street, northeast corner (Block 2742, Lots 3 and 70), Borough of The Bronx.

APPEARANCES—

For Applicant: B. F. Nowell.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert, Kcating and Deputy Chief Guinee... 4

Negative 0

THE RESOLUTION (256-51-BZ)

WHEREAS, James E. Casale, for Hunts Point Oval, Inc., owner, filed April 11, 1951, an application under sections 7h and 7A of the zoning resolution, to permit in the residence use portion of a lot located in residence, business and unrestricted use district, the parking and storage of motor vehicles for a term of years, with an entrance more than the permitted distance from the intersection, affecting premises 940 to 948 Southern boulevard and 1035 to 1051 and 1063 East 163rd street, northeast corner, (Block 2742, Lots 3 and 70), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on July 17, 1951, after due notice by publication in the Bulletin; laid over to July 24, 1951 and July 27, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Southern boulevard is in a business use B area, class 1½ height district; East 163rd street and the site are in residence, business and unrestricted use, B area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 15, 1951, acting on amendment to N.B. Applic. 1251-50, reads:

"1. The proposed Parking Lot, in a Residence District is contrary to Section 3 of the Zoning Resolution.

2. Proposed entrance to parking lot is contrary to Section 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 118.51 feet frontage, by 281 feet in depth (irregular) in which are located stores facing Southern boulevard and East 163rd street, with the balance of the plot vacant at rear of stores; that it is proposed to use the vacant portion of the plot for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the photographs clearly show that this space is at the present time very littered and unsightly and is very muddy on wet days and dusty on dry days and that paving would greatly improve the appearance from the adjoining apartment buildings; that although the photographs were taken on a Saturday, they show there is a parking problem on the surrounding street even on week ends and that the proposed parking lot would help to alleviate this condition; that at the present time, the space is being used by some of the adjoining shopkeepers and apartment tenants as a parking lot for their cars; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h and 7A of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the

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plication be and it hereby is *granted* under sections 7h and 7A for a term of two (2) years, to permit the unbuilt upon portion of the premises as indicated on plans filed with this application marked "Received April 11, 1951," 1 sheet, and "June 27, 1951," 1 sheet, to be occupied as proposed for parking and storage on condition that the proposed parking area shall be leveled and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that fences shall be maintained on all interior lot lines where walls of adjoining buildings do not occur; that there may be an entrance and exit from Hoe avenue through the corner gasoline station, as indicated, with a curb cut opposite such entrance not exceeding 15 ft. in width and removed at least 3 ft. from the adjoining lot line of Lot No. 66; that along such lot line there shall also be a similar fence maintained; that during the term of the variance this unbuilt portion of the premises shall be occupied for no other use and no building shall be erected thereon, except there may be erected near the building line of Hoe avenue where the entrance occurs, a building as an office and shelter for the attendant, permitting such building to be erected of frame but not over 100 sq. ft. in area; that a sign may be erected at such entrance and not extending over the building line and not exceeding 25 sq. ft. in area and not illuminated, advertising only the parking use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such portable fire fighting appliances shall be maintained within the shelter as the fire commissioner shall direct; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

345-51-BZ

APPLICANT—Goldwater and Flynn, for Certified Carent, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e, 7h and 7f of the zoning resolution, to permit in a residence use district, the reconstruction of accessory building on existing gasoline service station to be used for auto washing, lubritorium, repairing, accessory sales and office and to permit existing ten individual metal garages used for storage of motor vehicles and the parking and storage of motor vehicles to remain.

PREMISES AFFECTED—83-91 Macombs place, northwest corner of West 153rd street (Block 2039, Lot 15—formerly part of Lot 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Monroe Goldwater and Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert, Keating and Deputy Chief Guinee. . . 4

Negative 0

THE RESOLUTION (345-51-BZ)

WHEREAS, Goldwater and Flynn, for Certified Carent, Inc., owner, filed March 21, 1951 an application under sections 7c, 7e, 7h and 7i of the zoning resolution, to permit in a residence use district, the reconstruction of an accessory building on an existing gasoline service station to be used for auto washing, lubritorium, repairing, accessory sales, and office and ten existing individual metal garages and parking and storage of motor vehicles, affecting premises 83 to 91 Macombs place, northwest corner of West 153rd street (Block 2039, Lot 15), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on July 17, 1951, after due notice by publication in the Bulletin; laid over to July 24, 1951 and July 27, 1951 for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Macombs place is in residence and business use, A and B area, class 1½ height district; West 153rd street is in residence and business use, B area, class 1½

height district; the site is in residence use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 3, 1951, acting on N.B. Applic. 31-51, reads:

"1. Proposed new bldg. to be used for washing, repairing, lubritorium, sales and office in connection with an existing gasoline service station, existing parking and storage of motor vehicles, and existing 10 individual metal garages for storage of motor vehicles in a Residence Use District is contrary to Sec. 3, Article II, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 114 feet, ¾ inches frontage by 85 feet in depth (irregular) on which is located a one-story building, 19 feet by 37 feet metal service building, 10 metal individual garages, six 550-gallon gasoline tanks and three dispensing pumps; that certificate of occupancy 10001-25 (N.B. 282-25) was issued for office and store for a gasoline station, and that certificate of occupancy 11969-26 was issued for 16 metal garages; that it is proposed to substitute for the present metal building a new office and lubritorium, washing and repair building, to be constructed of brick and neatly designed; that there are no new uses proposed but merely the replacement of an old building which has become outmoded; that there is to be no change in the present facilities and existing gasoline tanks and pumps are to remain; and

WHEREAS, the applicant contends that the plot covers a frontage of 114 feet, ¾ inches on Macombs place to the centre line of the block between West 153rd and West 154th streets; that the northerly lot line is 140 feet deep and the frontage on West 153rd street is 85 feet; that this plot was formerly part of lot 45, which was the entire lot between West 153rd and West 154th streets; that the northerly section has since been designated as lot 45 and a modern one-story post office building has been erected on same, and that the southerly half has received designation as lot 15; that the existing gasoline station dates back to 1922 and at that time the district was zoned for business purposes and a gasoline station was permissible; that the district was changed from business to residence use on November 4, 1940; that on the other side of Macombs place, there is an entrance to what is known as the Col. Chas. A. Young Triangle; that this gasoline station and the curb cuts were in existence 18 years prior to the adoption of Sec. 21A which, insofar as it has reference to public parks, was adopted in 1940; that section 21A also provides for the continuance of the existing use where a certificate of occupancy has previously been issued; that such a certificate of occupancy has been filed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions c, i and h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c, to permit the premises to be reconstructed and rearranged substantially as proposed and as indicated on plans filed with this application marked "Received March 21, 1951," 4 sheets, *on condition* that all existing buildings and uses, including the rear metal garages shall be removed and the new accessory building shall be erected of the design and arrangement as indicated on such plans *on condition* that the balance of the premises shall be leveled substantially to the grade of Macombs place and shall be surfaced with concrete or bituminous paving; that the existing pumps if not nearer to the street building lines than 10 ft. may remain, and the existing six (6) 550 gallon gasoline storage tanks may remain; that the curb cuts shall be restricted to the existing curb cut to West 153rd street, as shown, and along Macombs place, existing curb cuts shall be restored except that there may be two curb cuts each not over 25 ft. in width, not nearer than 5 ft. to the street building line of 153rd street as prolonged and

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one (1) not nearer than 5 ft. to the northerly side lot line as prolonged; that the sidewalks and curbs adjoining premises shall be restored to the satisfaction of the Borough President; that there shall be no buildings other than the accessory building erected or maintained on the premises; that all greasing, washing and repairing of cars shall be within the accessory building; that under Section 7i motor vehicle repairing may be permitted within the accessory building; that the parking of cars being serviced may be permitted under section 7h for a term of five (5) years; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line near the northerly corner of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that any heater room installed shall be at grade and there shall be no cellar under the building; that such heater room shall be separated from the balance of the building by fireproof construction, except that the ceiling may be fire retarded; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution and a new superseding certificate of occupancy shall be obtained.

396-51-BZ

APPLICANT—Leo Kornblath, for Drydock and Corlears Park Properties, Inc., owner (Joseph Abraham, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of three years.

PREMISES AFFECTED—13-23 Corlears street, west side, from Monroe to Cherry streets, 304-312 Monroe street and 472-474 Cherry street (Block 263, Lot 16), Borough of Manhattan.

APPEARANCES—

For Applicant: Leo Kornblath.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert, Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (396-51-BZ)

WHEREAS, Leo Kornblath for Drydock and Corlears Park Properties, Inc., owner, Joseph Abraham, lessee, filed May 31, 1951, an application under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of three years, affecting premises 13 to 23 Corlears street, west side, from Monroe to Cherry streets, 304 to 312 Monroe street and 472 to 474 Cherry street (Block 263, Lot 16), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on July 17, 1951, after due notice by publication in the Bulletin; laid over to July 24, 1951 and July 27, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Monroe street is in residence and retail use, D area, class 1 height districts; Cherry street, Corlears street and the site are in a residence use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 27, 1951, acting on Alt. Applic. 774-51, reads:

"1. Proposed parking and storing of motor ve-

hicles in a Residence Use District is not permitted. Article II, para. 3, of the Zoning Resolution.

and

WHEREAS, the applicant states that the premises consist of a plot 145 feet frontage by 175 feet in depth (irregular) on which is located a warehouse, and a vacant portion; that it is proposed to use the vacant portion of the lot for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that under N.B. 369-1911 there had been erected a three-story building, 35 feet high, with a two-story, 28 feet high extension, used as a car barn and generating station for the Drydock and East Broadway and Battery Railroad Co., which became the terminal of street cars used at that time; that in 1932, the company went into bankruptcy and was succeeded by the present owner of the premises who in turn leased the three-story building as a warehouse for the storage of newsprint; that on August 7, 1947 a fire occurred, completely gutting the three-story building, and that portion of the plot has been vacant ever since; that the present owners, in order to make the plot more attractive to a prospective buyer, have gone to considerable expense in having the remains of the building removed; that on April 12, 1951 the Board of Estimate approved an area to be used for a City housing project, adjoining the present Vladeck housing project which includes the plot in question; that because of this and also due to the critical situation which exists in the building industry today, the present owners have found it impossible to have this site improved with any building of conforming use; that dependent upon the disposition of the appeal, the owners have succeeded in leasing that portion of the plot which is now being cleared, to be used as a lot for the parking and storage of more than five motor vehicles; that it is proposed to leave 4 feet of the present wall along Monroe street standing as a bumper guard and to install a chain link wire fence above to a height of 7 feet; that it is further proposed to install a 7 feet high chain link wire fence with a suitable wood bumper guard along Corlears street and along the southerly lot line which adjoins a vacant lot; that a watchman's shed, 10 feet by 10 feet would also be erected at the corner of Monroe and Corlears streets; and

WHEREAS, the premises and surrounding area have been inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals do hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7, subdivision h, for a term of two (2) years, to permit parking and storage of motor vehicles, substantially as proposed; as indicated on plans filed with this application marked "Received May 31, 1951", 4 sheets, on condition that the rubbish and other materials and uses shall be removed from the premises and the premises shall be graded substantially to the grade of Corlears street; that there shall be erected on all lot lines a fence of the woven wire chain link type not less than 5 ft. 6 in. in height with no openings there except one opening for entrance and egress to Corlears street, as indicated; that in the event, however, there is a portion of the old wall of the building along Monroe street retained to a height of approximately 4 ft., that such wall shall be properly repaired and coped and the fence along such wall may be of the woven wire type to a total height of 5 ft. 6 in.; that such fence may be omitted where it abuts a two story building which may remain, facing on Cherry street; that there shall be no door openings from the building to this proposed parking area; that during the term of this variance no additional buildings shall be erected on the premises except that there may be erected near the intersection of Monroe street and Corlears street a building solely for office and shelter for the attendant; that the building may be of frame but not over one story in height; that such portable fire fighting appliances shall be re-

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tained as the fire commissioner shall direct; that opposite such entrance there may be a curb cut not exceeding 20 ft. in width; that signs shall be restricted to one sign attached to the fence near the entrance, advertising the parking and storage use and the rates charged, and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed 25 sq. ft. in area and shall not be illuminated nor extended beyond the building line; that in the event these premises are acquired by the City for a housing development, no claim in condemnation shall be made other than for the land and the existing two story building facing Cherry street as may be determined by the court; that no claim shall be made for the value of any variance as herein granted for the parking use; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

409-51-BZ

APPLICANT—Goldwater and Flynn, for 1 West 67th Street, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the use of basement for broadcasting studio.

PREMISES AFFECTED—1 West 67th street, north side, 100 ft. west of Central Park West (Block 1120, Lot 23), Borough of Manhattan.

APPEARANCES—

For Applicant: Monroe Goldwater, Samuel Rosenblum, Walter L. Sperry, Louis R. Colman, Kathryn Rucker De Quelin, and Cornelius H. Tuszynski.

For Opposition: May Savage, Philip Slaiman, and Albert Elsen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert, Keating and Deputy Chief Guinee.. 4
Negative 0

THE RESOLUTION (409-51-BZ)

WHEREAS, Goldwater and Flynn for 1 West 67th Street, Inc., owner filed June 8, 1951 an application under sections 7e and 21 of the zoning resolution, to permit in a residence use district the use of basement for broadcasting studio, affecting premises 1 West 67th street, north side, 100 feet west of Central Park west (Block 1120, Lot 23), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on July 24, 1951 after due notice by publication in the Bulletin, and laid over to July 27, 1951, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that Central Park West, West 67th street and the site are in a residence use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 8, 1951, acting on amendment to Alt. Applic. 784-51, reads:

"A-2. The proposed use of Basement for broadcasting studio in a Residence district is contrary to the Zoning Resolution, Article II, sub 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 feet frontage by 100 feet 5 inches in depth, on which is located a building 150 feet front by 100 feet 5 inches on the 1st floor, 90 feet in depth on typical floor, nine stories and penthouse, 160 feet 3 inches in height, of class 1 construction, class A multiple dwelling, for which certificate of occupancy 38561-51 (Alt. 1044-49) has been issued; that it is proposed to use a portion of the first story (basement) of the premises, the Hotel des Artistes, for television studios, for the telecasting of educational and instructive

programs and other programs in the public interest; and

WHEREAS, the applicant contends that the portions to be used are now approved for ballrooms and that dances and entertainment have currently been held there; that such uses are permissible in a hotel and are more related to the theatrical type of entertainment than the proposed use; that part of the accessory uses permissible are closely related to business uses such as cigar stands, florists, restaurants, public dance halls and cabarets; that the certificate of occupancy permits use of the two ballrooms by 500 persons and it is anticipated that the proposed use will be by much fewer persons; that by converting same to television studios with but limited participation in select programs, the use would actually be less commercial than the present use permitted in a hotel; that the studios are so separated from the rest of the structure that they will create no nuisance or disturbance to the occupants or surrounding neighborhood and they will be made soundproof; that the proposed use will in no way detract from the residential character which prevails and will involve no outside structural changes; that only the rear ballrooms will be converted to a lesser use for television programs; and

WHEREAS, the building is called Hotel des Artistes but is not a hotel but was erected as an Apartment Hotel under the building code and under the terms of the Multiple Dwelling Law is classified as a heretofore erected class A Multiple Dwelling; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7e for a term of five (5) years, to permit the premises in the basement of the building at the rear substantially as proposed and as indicated on plans filed with this application marked "Received June 21, 1951," 4 sheets and "June 8, 1951," 1 sheet, to be occupied for the purposes as proposed on condition that the requirements of the Building Code and Multiple Dwelling Law and all other laws, rules and regulations applicable to the use of these premises, including the exits therefrom as specified in the Multiple Dwelling Law shall be complied with; that any windows opening in the rear to the adjoining premises from this area shall be bricked up with approved masonry; that there shall be no seatings installed and no studio audiences other than those who are participating in the program for television; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

446-51-BZ

APPLICANT—Herman Horowitz, for Interstate Terminal, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail-1 use district, the change in occupancy from bus terminal to garage for more than five motor vehicles for a term of years.

PREMISES AFFECTED—141-145 West 43rd street, north side, 220 ft. east of 7th avenue and 146-150 West 44th street, south side, 185.6 ft. each of 7th avenue (Block 996, Lot 12), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Horowitz.

For Opposition: David Feldman, A. R. Krassner, David Berg, Saul E. Rogers and Maxwell Ash.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee..... 3
Negative: Chairman Murdock 1

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THE RESOLUTION (446-51-BZ)

WHEREAS, Herman Horowitz, for Interstate Terminal Inc., owner, filed June 15, 1951 an application under section 7f of the zoning resolution, to permit in a retail-1 use district the change in occupancy from bus terminal to garage for more than five motor vehicles for a term of years, affecting premises 141 to 145 West 43rd street, north side, 220 feet east of 7th avenue and 146-150 West 44th street, south side, 185.6 feet east of 7th avenue (Block 996, Lot 12), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on July 24, 1951, after due notice by publication in the Bulletin, and laid over to July 27, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that West 43rd street and West 44th street are in a retail and retail 1 use, B area, class 2 height districts; 7th avenue and the site are in a retail 1 use, B area and class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated July 5, 1951 acting on Alt. Applic. 859-51, reads:

"1. Garage, for more than five motor vehicles, located in a Retail-1 Use District is contrary to Article II, Sect. 4-E of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. and 50 ft. frontage by 200 feet 10 inches in depth (irregular), on which is located a building covering the entire lot, 1 story and mezzanine, 25 feet in height, of class 1 construction, formerly used as a bus terminal, for which certificate of occupancy 19590-34 (N.B. 110-1933) has been issued for storage and boiler room in cellar, 1st story bus terminal, waiting room and storage, 100 lbs. per square foot; 2nd story, offices, 50 lbs. per square foot live load, issued when located in retail use district; that the westerly portion of the property about 22 feet in width, has been used as a waiting room while the remainder of the property was used for the loading and unloading of buses; that it is proposed to remove the interior wall and to use the entire street floor for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that there have been no changes made since July 25, 1916 in the height or area designations affecting the premises; that the use designation was changed from business to retail September 27, 1927 and to retail 1 on November 4, 1950; that the bus companies that had been using the premises have moved into the Port Authority bus terminal and that other bus companies have indicated they would be interested in leasing the premises; that inasmuch as there is dire need for parking facilities in the Times Square area, it was felt that converting the premises to a garage was preferable to a continuance of the bus station use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision f, of the zoning resolution to permit storage of cars of the pleasure car type.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7f for a term of five (5) years to permit the building formerly occupied as a bus station to be altered and occupied as proposed as a non-storage garage for more than five (5) motor vehicles and as indicated on plans filed with this application marked "Received June 21, 1951," 5 sheets, on condition that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto governing the non-storage parking garage use; that the cellar under the portion of the building on the 44th street side may be used for storage of equipment used only in connection with the garage but not rented to the others; that no signs shall be constructed over the building line; that all signs shall comply for the proposed new use

with the requirements as to signs; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

190-51-A

APPLICANT—Maxfield Blaubeux, for Empire Chevrolet Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1-19 Remsen avenue and 944-954 East New York avenue, southeast corner (Block 4593, Lot 110), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph V. McKee, Gilbert Lazerus Maxfield Blaubeux and Milton Kaufman.

For Opposition: Maurice Schulte, Sylvia Schulte Thelma Landes, Jean Lew and Leon Komito.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, E. A. Meyer and David E. Rosenstorch, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn to comply, in view of resolution adopted this day under Cal. 189-51-BZ.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert, Keating and Deputy Chief Guinee..

Negative

504-51-A

APPLICANT—Harry Hurwit, for Forwald Realty Corp., owner (N. Y. Institute of Dietetics, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42-44 East 69th street, south side, 150 ft. west of Park avenue (Block 1383, Lots 43 and 44), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Hurwit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

Negative

235-51-A

APPLICANT—Gustave Goldman, for Kupperman Son and Cantor, equitable owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-20 West 4th street, south side, 25 ft. west of Mercer street (Block 535, Lots 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Gustave Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Keating and Deputy Chief Guinee.

Negative

THE RESOLUTION (235-51-A)

WHEREAS, Gustave Goldman, for Kupperman Son and Cantor, equitable owner, filed March 20, 1951, an appeal from a decision of the borough superintendent affecting premises 18-20 West 4th street, south side, 25 ft. west

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Mercer street (Block 535, Lot 29), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated March 8, 1951, acting on Alt. Applic. 142-51, reads:

"1. Provide two means of egress from each floor as per Sec. 271, of Labor Law.

Note that fire escape is not considered a legal means of egress for buildings over five stories in height. See Also Viol. 6755-1950."

WHEREAS, the applicant states that the building is six stories, 88 ft. 6 in. in height; 50 ft. by 87 ft. in area at 1st floor; 50 ft. by 83 ft. in area at typical floor, of Class 3 construction; erected in 1890; located on a lot 50 ft. by 91 ft. in area, in an unrestricted use, B area, Class 2 height district and used and occupied since 1890; cellar, storage and boiler room, no persons; 1st floor, stores, 6 persons; 2nd to 5th floors, manufacturing, needle trades, 10 persons on each of the 2nd and 3rd stories, 25 persons on the 4th and 10 persons on each of the 5th and 6th floors; that no change in use or occupancy is proposed; that the building is provided with one 3 ft. wide interior wood stairs, enclosed in one-hour partitions, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street and one fire escape on the front extending to roof by stair and to street by stair; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant contends that the building was erected in 1890 as a six-story loft building with fire escapes at the rear and has been occupied as a factory for years; that in 1918 the interior stairs were enclosed in one-hour partitions equipped with fireproof self-closing doors; that it will be difficult to arrange a second interior stairs in this building as it would not be economically feasible to install new stairs throughout the building; that the rent laws now make it impossible to dispossess tenants; that the present structure is such that the installation of an additional stairway would require a major alteration and render a portion of each floor useless for factory purposes; that the existing stairway has been approved by the Building Department and can accommodate all the occupants in the building; that it is therefore requested that a fire escape be accepted as a second means of egress; and

WHEREAS, Violation 6755 issued November 21, 1950, was that all floors were not provided with a legal second means of egress to street as provided by law and noted that fire escapes are not considered as legal exits under Section 271 of the Labor Law as amended July 1, 1947, for buildings more than 5 stories in height; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 142/51, Objection 1, and that the appeal be and it hereby is granted to permit the continuance of the existing exits as proposed and as indicated on plans filed with this appeal, marked "Received June 14, 1951" (4 sheets), on condition that the stairs now open from Store No. 1 from 1st floor to second floor and from Store No. 2 from 1st floor to cellar shall be enclosed in fire-retarded partitions with fireproof, self-closing doors not less than one-hour test; that at the rear on the first floor the existing iron bars may remain, provided at least one bar opening from each store to the rear yard shall be arranged to be opened so as to be openable readily during working hours from the store for exit in case of fire; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that any partitions within the building not complying with the requirements of the law shall be removed; that the building shall not be increased in height or area and the number of occupants throughout the building shall not be substantially increased over the number stated by applicant in this appeal; that if more persons are employed on any floor than as here-stated, the Board reserves the right to review this vari-

ance; that in no event shall the number of persons per floor exceed the capacity permitted for the primary means of exit only; that the fire alarm system within the building shall be maintained and fire drills shall be carried on; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct.

288-51-A

APPLICANT—Robert Teichman, for Fowler Contracting Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—124-126 West 21st street, south side, 295 ft. 5 in. west of the Avenue of the Americas (Block 796, Lots 54 and 55), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Teichman, H. Kohlman and M. Moynihan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert, Keating and Deputy Chief Guinee. 4
Negative 0

THE RESOLUTION (288-51-A)

WHEREAS, Robert Teichman, for Fowler Contracting Company, Inc., owners, filed April 12, 1951, an appeal from a decision of the borough superintendent affecting premises 124-126 West 21st street, south side, 295 ft. 5 in. west of Avenue of the Americas (Block 796, Lots 54 and 55), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated April 3, 1951, acting on Alt. Applic. 201-51, reads:

"1. Egress should comply with Section 271 of the Labor Law.

Note: Variation of egress was granted under Cal. 790-24-S and 1082-46-A, 1083-46-A.

2. Required live load for factory use is 120 lbs. per sq. ft."

and

WHEREAS, the applicant states that 124 West 21st street in 3 stories and basement, 41 ft. in height; 23 ft. by 89 ft. in area at the 1st floor; 23 ft. by 55 ft. in area at typical floor, of Class 3 construction; erected prior to 1913 and used and occupied since 1920, cellar, storage, no persons; basement, carpenter shop, 3 persons; 1st floor, carpenter shop, 2 persons; 2nd floor, temporarily vacant; 3rd floor, temporarily vacant; and 126 West 21st street is three stories and basement, 41 ft. in height; 23 ft. by 89 ft. in area at the 1st floor; 23 ft. by 55 ft. in area at typical floor, erected prior to 1913, located in an unrestricted use, B area, Class 2 height district, and used and occupied since 1920—cellar, storage; basement, printing, 4 persons; 1st floor, filter manufacturing, 3 persons; 2nd floor, jewelry manufacturing, 10 persons; 3rd floor, commercial artist, 1 person; that the combined buildings will be three stories and basement, 41 ft. in height; 46 ft. by 89 ft. in area at 1st floor, 46 ft. by 55 ft. in area at typical floor, of Class 3 construction and used and occupied cellar, storage, no persons; basement, 1st, 2nd and 3rd floor, factory, 30 persons each floor; that in No. 124 there is one existing 3 ft. wide wood stairs enclosed in fire retarded partitions equipped with wood self-closing doors leading direct to street and provided with a ladder and scuttle to roof and in 126 there is one 3 ft. wide wood stairs enclosed in fire retarded partitions equipped with wood self-closing doors and leading direct to street; that there is a ladder and scuttle to roof in each building; that when the buildings are combined there will be a fire escape on the rear extending to roof by stair and to yard by ladder with egress to street through adjoining yards; windows and door openings on the course of the fire escape are fireproof self-closing; and

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WHEREAS, the applicant contends that the buildings are proposed to be combined and provided with one new fireproof interior stairway enclosed in 3-hour material and the existing wood stairs and enclosures will be removed; that the secondary means of egress will be as previously accepted by the Board under Cals. 1082-46-A and 1083-46-A and consists of a standard labor law fire escape on the rear, with openings protected by fireproof windows and doors and extending from main roof to fireproof extension roof at the rear of the building and connecting to a fire escape on the rear of 122 West 21st street, which fire escape extends down the yard where egress can be had through adjoining yards; that it is proposed to combine the buildings due to a fire on the 2nd and 3rd floors of No. 124; that it is proposed to reinforce the floor beams so that the plan now filed indicate a proposed live load of 100 lbs. per sq. ft.; that each of the cellars have interior stairs enclosed in fireproof partition with fireproof doors leading to the basement and there are iron ladders in front areas leading to sidewalk doors; that these cellars are used only for storage with no human occupancy; that No. 124 has a direct exit to the street from the basement at the front and a second exit to adjoining yard at the east; that No. 126 has the same exit at the front of the basement and it is proposed to install an opening in the rear wall between 126 and the rear fireproof extension, such opening to be equipped with a fireproof door for use as a secondary exit; that this door will be kept open during business hours; that the combined area of both buildings on typical floors is less than 2,500 sq. ft. per floor and less than 4,000 sq. ft. on basement floor; that the occupancy of the building will be limited to the capacity of the primary means of egress.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 201/51, Objections 1 and 2, and that the appeal be and it hereby is granted on condition that the Board's resolutions adopted on January 28, 1947, under Cal. Nos. 1082-46-A and 1083-46-A shall be complied with and that the exits as herein provided for shall be maintained; that the floors shall be reinforced as proposed so as to provide for a live load of 100 lbs. per superficial foot and shall be so posted and at no time shall such loading be exceeded; that when the buildings are combined as proposed and shown on plans filed with this appeal marked "Received April 12, 1951" (1 sheet) and "May 12, 1951" (2 sheets), the means of exit shall be maintained as proposed as to the primary and secondary means of exit and the occupancy per floor shall be limited to the number of persons permitted by the code for the primary means of exit; that the building shall not be increased in height or area; that the use of the building shall be substantially as at present.

294-51-A

APPLICANT—Samuel Rosenblum, for Five and Seven Vestry Street Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 Vestry street, south side, 113.18 ft. west of Varick street and 28 Laight street (Block 220, Lot 23), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Ralph Rubinger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (294-51-A)

WHEREAS, Samuel Rosenblum, for Five and Seven Vestry Street Corporation, owner, filed April 16, 1951, an appeal

from a decision of the borough superintendent, affecting premises 7 Vestry street, south side, 113.18 ft. west of Varick street and 28 Laight street (Block 220, Lot 23), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated April 9, 1951, as to Alt. Applic. 468-51, reads:

"1. Both stairways should be enclosed with 1 hour fire retarded partitions and 1 hour fireproof self-closing doors in openings to same from street to roof as per Sec. 271 and Sec. 272 Labor Law.

Note: Fire escapes not acceptable as required means of egress in a 6-story bldg."

and

WHEREAS, the applicant states the building is six stories, 75 ft. in height; 27 ft. 3 in. by 175 ft. 1 in. in area, of Class 3 construction; erected 1889, located in an unrestricted use A area, Class 2 height district; and used and occupied since 1900 as follows: cellar, storage, 2 persons; 1st floor, shipping and office, 5 persons; 2nd floor, storage of woolen clippings, 5 persons; 3rd floor, storage of woolen clippings, no persons; 4th floor, storage of woolen clippings, no persons; 5th floor, baling and storage, 5 persons; 6th floor, sorting of woolen clippings, 50 persons; that no change in use or occupancy is proposed; that the building is equipped with one source sprinkler system throughout; that there are two 3 ft. wide interior wood stairs, unenclosed, equipped with automatic trap doors at each floor; that stairs do not lead direct to street; that a ladder and scuttle to roof has been provided; that there are two fire escapes, one at each street front not extending to roof but extending to street by ladder; that window and door openings on the courts of the fire escape are not fireproof self-enclosing; that adjoining buildings to east and west are six stories; that no certificate of occupancy has been issued for the building; that Violation No. 2567-48 was issued May 12, 1951, in that interior stairs are not enclosed as required by law; and

WHEREAS, the applicant contends that these premises have been used for storage and sorting of woolen clippings for over 50 years that it is only because of the sorting of the woolen clippings on the 6th floor that the building has been designated as a factory building; that there are the following exits available: an interior stairway on each street front protected by automatic trap doors, a fire escape on each street front and a horizontal exit protected by fireproof doors leading to No. 5 Vestry street which is in the same ownership; that it is only because the building is over five stories in height that the objection arises, as in five story buildings a horizontal exit would serve as a second means of egress; and no enclosure would be necessary for the primary means of egress; that since the action by the Board under Cal. 588-21-A an automatic sprinkler system has been installed throughout; that the occupancy today is the same as when the Board acted previously under Cal. 588-21-A; that the nature of the material handled is clean woolen clippings which are not combustible; that there is no real manufacturing in the building, merely the sorting of wools and baling of wools; that the balance of the structure is suitable for the storage of baled materials and offices; that heretofore a fire escape would have been acceptable as a secondary means of egress but since the new amendment of the Labor Law prohibits the acceptance of fire escapes as a secondary means of egress on six story buildings the violation was issued; that in the alteration application herein involved filed; that in view of the fact that the occupants of the 6th floor need but enter through the horizontal opening to enter the adjoining building and since there are available exits in the adjoining building and since the building in question is provided with stairways, an automatic sprinkler system and two fire escapes, it is requested the Board accept the existing condition especially in view of the fact it has been in existence for a period of 50 years; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the resolution adopted by the Board on April 15, 1941, under Cal. 231-41-A relating to #5 Vestry street should be substantially confirmed provided that Nos. 3 and 5 Vestry street are also maintained

MINUTES

for use under one tenancy in connection with No. 7 Vestry street.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 468/51, Objection 1, and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted by the Board on April 5, 1941, under Cal. 231-41-A shall be complied with and maintained, except that the terms of such resolution shall not apply as to the sprinkler system, in view of the installation by the owner through buildings Nos. 3, 5 and 7 Vestry street of an approved one-source sprinkler system with direct connection to fire headquarters through a central station; and, *granted on condition* as to this building, permitting the continuation of the existing exits, provided that this building is maintained in connection with Buildings Nos. 5 and 3 Vestry street and the fire doors in the fire walls between these three buildings are maintained in good working condition at all times and the number of persons on the top floor engaged at factory work sorting wool clippings shall not be increased.

320-51-A

APPLICANT—Noah N. Sherman, for Copley Trading Co., Inc., owner (Selwyn Joseph, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—120-122 West 125th street, south side, 250 ft. west of Lenox avenue (3rd floor); (Block 1909, Lot 44), Borough of Manhattan.

APPEARANCES—

For Applicant: Noah N. Sherman and Selwyn Joseph.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (320-51-A)

WHEREAS, Noah N. Sherman, for Copley Trading Co., Inc., owner (Selwyn Joseph, lessee), filed April 25, 1951 an appeal from a decision of the borough superintendent affecting premises 120-122 West 125th street, south side, 250 ft. west of Lenox avenue (3rd floor) (Block 1909, Lot 44), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated March 27, 1951, Misc. P.A. Applic. 12-51, reads:

"#1. District Inspector reports:

'Exits are not satisfactory'. 'Note: There is only one legal exit from third floor dance hall; an exit door 3'-0" wide leading to 4'-0" stairway to street' (occupancy 250 persons, 25 emp.—275 total.) C-26-1447."

WHEREAS, the applicant states that the building is 3 stories, 40 ft. in height, 50 ft. by 100 ft. 11 in. in area at 1st floor, 50 ft. by 90 ft. in area at typical floor, of class 3 construction, erected 1900, located in a business use, B-1, class 1½ height district, used and occupied since 1920 for storage; 1st floor, store; 2nd floor, store and offices—30 persons; 3rd floor, dance hall—275 persons; that change in use or occupancy is proposed; that the building is provided with one 4 ft. wide interior wood stairs enclosed in partitions of wood on the cellar story, plaster wood studs on the 1st floor, sheet rock on wood studs on 2nd and 3rd floors, equipped with wood self-closing doors leading direct to street; that the building is provided with one exterior stairway from the 3rd floor to the roof of the adjoining one story building on the left and exterior escape from the third floor to the roof of the one story building of the building in question at the rear with access

therefrom to the roof of the adjoining one story building to the west and in addition there is an exit to the roof of the adjoining two story building on the east; and

WHEREAS, certificate of occupancy issued October 1, 1921 on completion of alteration Applic. 2666 of 1920 permits the present use and occupancy; and

WHEREAS, Viol. 703-47 issued January 27, 1947 was for occupying the third floor as a place of assembly without obtaining a permit as required by law; and

WHEREAS, the applicant contends that the lessee invested his life savings in the purchase of the lease and rights and good will to operate the dance hall on the third floor of the premises in question; that this purchase was made in 1947 after search showed a clear title with use conforming to the certificate of occupancy; that, however, it was not until the present lessee had taken possession that Viol. No. 703-47 was issued; that subsequently P.A. Applic. 19-47 was filed showing the installation of a fire escape at the front of the building; that after obtaining approval of this plan he was prevented from proceeding with the work by the tenant of the store on the 1st floor; that subsequently an attempt was made to obtain permission from the owner of the property adjoining to the west to permit the installation of a vertical ladder at the rear of that one story building which would lead to an open court exiting to a street; that however this building is in the possession of the Alien Property Custodian and permission could not be obtained; that under Cal. 444-20-A the Board granted an appeal as to exits in this building on condition that an exterior stairway be installed leading from the 3rd story to the adjoining one story roof on the west; that all of the work required by the Board's resolution has been carried out and certificate of occupancy 3737-21 was issued permitting the use of the 3rd floor as a dance hall; that although the secondary means of egress is sub-standard the adjoining one story roof area of approximately 10,000 sq. ft. to which the rear fire escape and the westerly exterior stair lead would permit in an emergency, a temporary means of escape; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted on the basis as proposed and substantially in accordance with the resolution adopted by the Board on July 30, 1920, under Cal. 444-20-A, which conditions the Committee found had been carried out and maintained.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Misc. P.A. Applic. 12/51, Objection 1, and that the appeal be and it hereby is *granted* as to the condition relating to the 3rd floor; that the exits from the building as indicated on plans filed with this appeal, marked "received April 25, 1951" (1 sheet) and "July 18, 1951" (3 sheets) shall be complied with and that such exits shall be maintained at all times during the occupancy of the third floor as proposed; that all other occupancies in the building shall comply with the requirements of all laws, rules and regulations applicable thereto, that the building shall not be increased in height or area; that this variance shall continue as long as the adjoining buildings remain so as to permit exit to the roofs as indicated and the terms of the variance granted by the Board under Cal. 444-20-A are complied with.

359-51-A

APPLICANT—Sidney Daub, for 27 Realty Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—27-31 Bleecker street, north side, 75 ft. east of Shinbone alley (Block 529, Lot 55), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

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MINUTES

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Kleinert, Keating and Deputy Chief Guinee.. 4

THE RESOLUTION (359-51-A)

WHEREAS, Sidney Daub, for 27 Realty Corporation, owner, filed May 24, 1951, an appeal from a decision of the borough superintendent affecting 27-31 Bleecker street, north side, 75 ft. east of Shinbone alley (Block 529, Lot 55), Manhattan; and

WHEREAS, the decision of the borough superintendent dated April 10, 1951, acting on B.N. Applic. 700-51, reads:

"1. A fire escape as a second means of egress in a seven story factory building is contrary to Section 271 of the Labor Law."

and

WHEREAS, the applicant states that the building is 7 stories, 78 ft. 6 in. in height; 65 ft. by 65 ft. in area; of Class 3 construction; erected 1887; located on a lot 65 ft. by 71 ft. 6 in. in area; in an unrestricted use, B area, Class 2 height district and used and occupied since 1887 as follows: cellar, boiler room and ordinary storage, 1 person; 1st floor, two stores consisting of sheet metal, 10 persons; furrier, 1 person; 2nd floor, manufacturing venetian blinds, 5 persons; 3rd floor, manufacturing doll shoes and socks, 50 persons; 4th floor, lamp decorators, 10 persons; 5th floor, manufacturing clothing, 50 persons; 6th floor, manufacturing, lamp shades, 10 persons; 7th floor, manufacturing mannikins of paper, 10 persons; that no change in use of occupancy is now proposed; that the building is equipped with a one-source sprinkler system fed from a 10,000 gallon gravity tank and equipped with central station alarm and interior fire alarm system, one interior 4 ft. wide wood stairs, enclosed in partitions of wood studs, metal lath and portland cement plaster both sides, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street and in addition there is one fire escape at the front, leading to street by stair; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Violation 2863 was issued May 10, 1950, for violation of Section 271 of the Labor Law; and

WHEREAS, the applicant states items 1 and 2 of such violation have been complied with leaving only item 3, which required an additional exit from each floor, in accordance with Section 271 of the Labor Law as amended; and

WHEREAS, the applicant contends that the entire building is sprinklered; that the exits consist of a 4 ft. wide wood stairway from 1st story to roof, with hallway at 1st floor leading direct to street; that the stair enclosure is fireproof, equipped with fireproof self-closing doors; that there is a fire escape at the front consisting of 4 ft. wide balcony with 22 in. 45 deg. stairways connecting balcony and a 60 deg. counterbalanced stairway from 2nd floor balcony to street; that this fire escape is protected by 5 ft. high railings on the balconies and stairways; that the openings on its course are fireproof self-closing windows and 2 ft. 6 in. wide fireproof self-closing doors; that in addition, there is a sub-standard fire escape on the rear with 3 ft. balcony connected by 60 deg. stairs from 1st floor to roof and provided with a drop ladder from 1st floor balcony to yard;

WHEREAS, the applicant further contends that in view of these fire escapes having been previously accepted by the authorities having jurisdiction as meeting the requirements of the labor law and in view of the fact that the building is equipped with a one source sprinkler system fed by a 10,000 gal. gravity tank with central station connection, requested that the present means of egress be accepted as a limitation of the occupancy to the capacity of the present means of egress; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal should be granted.

Resolved, that the decision of the borough superintendent acting on B.N. Applic. 700-51, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

Adjourned: 12:30 P.M.

JOSEPH J. DOYLE, Chief

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

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UNIVERSITY OF ILLINOIS

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

CHIEF PETER LOFTUS

JOSEPH J. DOYLE, *Chief Clerk*

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in con-
nection with which court proceedings are pending or in
progress, unless exception is granted by the chairman,
nor accepted which is not filed within thirty days from
the date of the action of the Administrative Official.

Any communication purporting to be an appeal or ap-
plication shall be regarded as a mere notice of intention
to seek relief until it is filed on the form required by the
rules of this board.

Upon receipt of any such communication the writer
will be supplied with the official forms for presenting
his appeal or application.

At the time of filing an appeal or application, the ap-
pellant or applicant shall forward a signed notice of
appeal addressed to the administrative official either
borough superintendent of buildings or fire commissioner
and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans
must indicate the points of the compass so as to establish
the true location and position of the property, the sub-
ject of the appeal or application.

Appeals and applications will be simplified and disposi-
tion of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

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CALENDAR

DOCKET

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521-51-A—H.B.Q.—82-11 Doncaster place, east side, 68 ft. south of Edgerton road (Block 7238, Lot 17), Jamaica Estates, Borough of Queens, N.B. 3730-51.

522-51-BZ—H.B.Q.—1909 Greene avenue and 483-489 Woodward avenue, northeast corner (Block 3388, Lot 1), Ridgewood, Borough of Queens, Alt. 797-51.

523-51-SA—New York City Fill Box for Fuel Oil (to be used as a fill box for underground storage tanks containing fuel oil), manufactured by Buckeye Iron and Brass Works, Appliance.

524-51-SA—Bryant Vented Circulator Type Gas Room Heater, Model 428 (domestic), manufactured by Bryant Heater Division Affiliated Gas Equipment, Inc., Appliance.

525-51-SA—Bryant Gas-Fired All Weather Conditioner, Model 576 (domestic and commercial), Manufactured by Bryant Heater Division Affiliated Gas Equipment, Inc., Appliance.

526-51-SM—Wheeling Corrugating Co. incombustible, fireproof 2½ in. solid metal lath, channel stud, perlite-gypsum plaster partition (for use as a non load bearing, two hour fireproof incombustible partition), manufactured by Wheeling Corrugating Company, Material.

527-51-SM—USG incombustible, fireproof 2½ in. solid metal lath, channel stud, perlite-gypsum plaster partition (for use as a non load bearing, two hour fireproof incombustible partition), manufactured by United States Gypsum Company, Material.

528-51-SM—Bostwick Steel Lath Co. incombustible, fireproof 2½ in. solid metal lath, channel stud, perlite-gypsum plaster partition (for use as a non load bearing, two hour fireproof incombustible partition), manufactured by Bostwick Steel Lath Company, Material.

529-51-SM—The Goldsmith Metal Lath Co. incombustible, fireproof 2½ in. solid metal lath, channel stud, perlite-gypsum plaster partition (for use as a non load bearing, two hour fireproof incombustible partition), manufactured by The Goldsmith Metal Lath Company, Material.

530-51-SM—Alabama Metal Lath Co., Inc. incombustible, fireproof 2½ in. solid metal lath, channel stud, perlite-gypsum plaster partition (for use as a non load bearing, two hour fireproof incombustible partition), manufactured by Alabama Metal Lath Company, Inc., Material.

531-51-SM—Inland Steel Products Co. incombustible, fireproof 2½ in. solid metal lath, channel stud, perlite-gypsum plaster partition (for use as a non load bearing, two hour fireproof incombustible partition), manufactured by Inland Steel Products Company, Material.

532-51-SM—Ceco Steel Products Corp. incombustible, fireproof 2½ in. solid metal lath, channel stud, perlite-gypsum plaster partition (for use as a non load bearing, two hour fireproof incombustible partition), manufactured by Ceco Steel Products Corp., Material.

533-51-SM—Penn Metal Company, Inc. incombustible, fireproof 2½ in. solid metal lath, channel stud, perlite-gypsum plaster partition (for use as a non load bearing, two hour fireproof incombustible partition), manufactured by Penn Metal Company, Inc., Material.

534-51-SM—Truscon Steel Company incombustible, fireproof 2½ in. solid metal lath, channel stud, perlite-gypsum plaster partition (for use as a non load bearing, two hour fireproof incombustible partition), manufactured by Truscon Steel Company, Material.

535-51-SM—National Gypsum Co. incombustible fireproof 2½ in. solid metal lath, channel stud, perlite-gypsum plaster partition (for use as a non load bearing, two hour fireproof incombustible partition), manufactured by National Gypsum Company, Material.

536-51-A—H.B.B.—175 Pacific street, north side, 250 ft. east of Clinton street (Block 286, Lot 42), Borough of Brooklyn, Alt. 524-51.

537-51-A—H.B.M.—341-361 Park avenue and 101-105 East 51st street, northeast corner and 98 East 52nd street (subcellar); (Block 1306, Lot 1), Borough of Manhattan, Amendment to Alt. 1735-47.

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270-49-BZ—Vol. II—H.B.Q.—65-54 to 65-60 Austin street, south side, 234.71 ft. east of 65th road (Block 3104, Lot 97), Forest Hills, Borough of Queens, Alt. 604-51.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 11, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 11, 1951*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

838-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubritorium and accessory sales; premises 3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

24-51-BZ—Application, January 15, 1951, under sections 7f and 7i of the zoning resolution, of Thomas O'Rourke Gallagher, applicant, on behalf of Sam Berger, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office; premises 2240-2254 Flatbush avenue, west side, 360 ft. south of Avenue R (Block 8486, Lot 61), Borough of Brooklyn.

201-51-BZ—Application, February 2, 1951, under sections 7f and 7i of the zoning resolution, of Samuel Juster, applicant, on behalf of David D. Cantor, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, accessories, motor vehicle repairs and office for a term of fifteen years; premises 1585-1611 Ralph avenue and 6001-6005 Farragut road, northeast corner and 512-534 East 78th street (Block 7956, Lot 1), Borough of Brooklyn.

220-51-BZ—Application, March 30, 1951, under sections 7f and 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Vito Macina, Jr., owner, to permit in a business use district, the erection and maintenance of a gasoline (and oil selling) station and the parking and storage of more than five motor vehicles; premises Williamsbridge road, west side, 100 ft. north of Neill avenue (Block 4306, Lots 13 and 14), Borough of The Bronx.

480-51-BZ—Application, June 29, 1951, under sections 21 and 19b of the zoning resolution, of Loshen and Lazarus, applicants, on behalf of Praver Holding Corporation, owner, to permit in a residence use, F area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the zoning resolution as to side and rear yards and set-backs; and with parking and garage space calculated for the development as a unit instead of individual buildings; premises 15-25 to 15-27; 15-31 to 15-53 and 15-57 to 15-59 160th street; 160-02 to 160-44 Cross Island parkway; 15-22 to 15-24 and 15-28 to 15-42 163rd street and 160-01 to 160-11; 160-19 to 160-33 and 160-41 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens.

505-51-A—15-25 to 15-27; 15-31 to 15-53 and 15-57 to 15-59 160th street; 160-02 to 160-44 Cross Island parkway; 15-22 to 15-24 and 15-28 to 15-42 163rd street and 160-01 to 160-11; 160-19 to 160-33 and 160-41 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens.

28-50-A—635-639 2nd avenue, northeast corner of 37th street, (1st floor); (Block 695, Lot 1), Borough of Brooklyn.

SEPTEMBER 11, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 11, 1951*, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

236-38-SM—USG Sheetrock Pyrofill Slab Construction (reopened May 29, 1951—re amendment of resolution to include use of a new steel mesh).

814-50-SM—Natco Tex Dri-Wall.

815-50-SM—Natco Dri-Speedwall Tile.

102-51-SA—Shawinigan Acetylene Generator, Model 600-L.

155-51-SA—Edwards Closed Circuit Pull Lever, Models 1250, 1251, 1252 and 1253 (coded interior fire alarm stations—both presignal and general alarm systems).

226-51-A—307-317 Johnson avenue, north side, 554.1 ft. west of Bogart street (1st floor); (Block 3056, Lot 232), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 18, 1951*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

912-50-BZ—Application, December 8, 1950, under sections 7h and 7A of the zoning resolution, of Frederick G. Frost, Jr., applicant, on behalf of Queens Equity Realty Co., Inc., owner (William H. Hellawell, lessee), to permit in a residence and business use district, the parking of motor vehicles for customers cars, with curb cuts more than the permitted distance from the intersection; premises 101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue, 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens.

913-50-A—101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue and 90-52 to 90-62 70th drive (Block 3896, Lot

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33), Forest Hills, Borough of Queens (under section 35 General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

914-50-BZ—Application, December 8, 1950, under sections 7c, 7h, 7A, and 21 of the zoning resolution, of Frederick G. Frost, Jr., applicant, on behalf of Queens Equity Realty Company, Incorporated, owner (William H. Hellawell, lessee), to permit in a residence use, E area district, and a business use, D area district, the erection and maintenance of a business building (retail super market, using more than the area permitted, and without the required set-back, side and rear yards; with entrances and display windows more than the permitted distance from the intersection; and to permit the parking of motor vehicles on the unbuilt upon portion of the lot; and to permit a ground sign; premises 102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens.

915-50-A—102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens (under section 35 General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

503-50-BZ—Reopened April 3, 1951 as Volume II—Application, May 24, 1951, under section 21 of the zoning resolution of Henry C. Brucker, applicant, on behalf of Casper Livoti, owner, to permit in a business use, D area district, the erection and maintenance of a building (stores), using more than the area permitted; premises 62-29 Flushing avenue, north side, 190 ft. west of Grand avenue (Block 2713, Lot 34), Maspeth, Borough of Queens.

151-51-BZ—Application, March 2, 1951, under sections 7e and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Mollie Okun, owner, to permit in a residence use, C area district, the conversion of two garages to one store, with entrance on East 16th street only, using more than the area permitted, for a term of years; premises 1601-1603 Quentin road, northeast corner of East 16th street (Block 6779, Lots 50 and 51), Borough of Brooklyn.

152-51-A—Application (decision of the borough superintendent) filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of sections 28 and 245 of the Multiple Dwelling Law re required open spaces; premises 1601-1603 Quentin road, northeast corner of East 16th street (1st floor); (Block 6779, Lots 50 and 51), Borough of Brooklyn.

60-30-BZ—Reopened May 29, 1951 as Volume II—Application, April 23, 1951, under sections 7e, 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Philip Rush, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing and motor vehicle repairs, and to permit the parking of motor vehicles waiting to be serviced; premises 84-11 to 84-19 Parsons boulevard and 158-01 to 158-07 84th road, northeast corner (Block 9789, Lot 6), Jamaica, Borough of Queens.

399-51-A—84-11 to 84-19 Parsons boulevard and 158-01 to 158-07 84th road, northeast corner (Block 9789, Lot 6), Jamaica, Borough of Queens; (under section 35 of the General City Law re bed of mapped street—proposed widening of Parsons boulevard).

731-46-BZ—Reopened June 26, 1951 for consideration as to extension of term of variance—re Application of Lama, Proskauer and Prober, applicants on behalf of

F. Franklin Perrine, owner, under section 7e of the zoning resolution, to permit in a residence use district for a term of years, the change in occupancy from a public garage to factory; premises 35-38 to 35-44 30th street, west side, 143 ft. north of 36th avenue and 35-37 to 35-43 29th street (Block 341, part of Lot 6), Long Island City, Borough of Queens.

835-47-BZ—Reopened May 2, 1950 as Volume II—Application, April 21, 1950, under sections 7i, 7e and 7A of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of E. Koepfel, Inc., owner, to permit in a residence and business use district, the parking of cars on roof of existing structure with a business driveway crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection; premises 162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

366-51-A—162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

270-49-BZ—Reopened May 8, 1951 as Volume II—Application, April 25, 1951, under section 21 of the zoning resolution, of Ingram S. Carner, applicant, on behalf of 65-60 Austin Street Corporation, owner, to permit in an unrestricted use, D area district, the change in occupancy from garage for more than five motor vehicles to factory use (previously granted by the Board for garage for more than five motor vehicles, using more than the area permitted); premises 65-54 to 65-60 Austin street, south side, 234.71 ft. east of 65th road (Block 3104, Lot 97), Forest Hills, Borough of Queens.

313-51-BZ—Application, May 2, 1951, under section 7e of the zoning resolution, of Carroll Blake, applicant, on behalf of Mary Molina, owner, to permit in a residence and business use district, the installation of power saws in existing lumber storage building, to be used as a wood cabinet making shop for a term of twenty years; premises 2898-2902 Nostrand avenue, west side, 540 ft. north of Avenue P (Block 7690, Lot 73), Borough of Brooklyn.

352-51-BZ—Application, May 17, 1951, under section 7h of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of T. Victor Searing, owner, to permit in the residence use district portion of lot, the extension of existing parking and storage of more than five motor vehicles in the retail use district, for a term of years; premises 179-43 to 179-51 Hillside avenue and 97-26 Midland parkway, northwest corner (Block 9937, Lot 42), Jamaica, Borough of Queens.

358-51-BZ—Application, May 24, 1951, under section 7h of the zoning resolution of William A. Giesen, applicant, on behalf of Heiss and Wegmann Inc., owner, to permit in a residence use district, the parking and storage of owner's motor vehicles, and motor vehicles being repaired, no fee to be charged, for a term of five years; premises 284 East 136th street, south side, 125 ft. east of Lincoln avenue (Block 2311, Lot 10), Borough of The Bronx.

462-51-BZ—Application, June 19, 1951, under section 7c of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of estate of Katherine W. Kean, owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from resident to lecture rooms, library, offices and caretaker's apartment; premises 117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

27-40-BZ—Vol. II—Reopened July 3, 1951 for consideration as to revision of plans—re Application of Paul Friedman, applicant on behalf of Frank Derasmo, owner, under section 7c of the zoning resolution, to permit in a

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residence use district, the erection of an accessory building on an existing gasoline service station; premises 144-25 North Conduit avenue, north side, 215 ft. west of 135th avenue and 144-40 135th avenue (Block 2873, Lot 18), South Ozone Park, Borough of Queens.

226-37-A—Vol. II—820-824 Washington street, northwest corner of Gansevoort street (Block 644, part of Lot 1), Borough of Manhattan.

263-51-A—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 18, 1951, at 2 o'clock in Room 013, Municipal Building, Manhattan on the following matters:*

74-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

75-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

9-51-A—82-73 Parsons boulevard, southeast corner of 2nd drive (Block 6859, Lot 14), Jamaica, Borough of Queens.

6-51-A—43-14 149th place, west side, 125 ft. south of Sanford avenue (Block 5380, Lot 39), Flushing, Borough of Queens.

40-51-A—618 Lexington avenue, west side; 20 ft. 10 $\frac{3}{4}$ in. north of East 53rd street (5th floor); (Block 1308, Lot 4 $\frac{1}{2}$), Borough of Manhattan.

21-51-A—82-11 Doncaster place, east side, 68 ft. south of Edgerton road (Block 7238, Lot 17), Jamaica Estates, Borough of Queens.

57-51-A—Application pursuant to Sec. 35 of the General City Law to permit the erection of an extension of an existing building in the bed of mapped streets; premises 290 Bay street, southwest corner of Swan street (Block 02, Lot 1), Tompkinsville, Borough of Richmond.

91-51-A—2112-2114 Cornaga avenue, north side, 92.75 ft. west of Beach 21st street (Block 214, Lot 6), Far Rockaway, Borough of Queens; (under section 35 of the General City Law—re bed of mapped street—proposed widening of Cornaga avenue).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 25, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 25, 1951, at 10 o'clock in Room 013, Municipal Buildings, Manhattan, on the following matters:*

36-45-BZ—Reopened July 17, 1951 for extension of time to complete—re Application of Paul Friedman, applicant on behalf of William A. White (deceased) and Nettie White, owners (General Outdoor Advertising Co., Inc., lessee), under section 7i of the zoning resolution, to permit in a business use district, the erection of an automobile showroom, salesroom and motor vehicle repair shop, incidental to salesroom and showroom only,

with driveway and entrance more than 25 ft. from Merrick boulevard; premises 224-01 to 224-09 Merrick boulevard and 133-29 to 133-37 224th street, northeast corner (Block 12963, Lot 308), Laurelton, Borough of Queens.

209-51-BZ—Application, March 28, 1951, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Benjamin C. Nevin, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and storage, motor vehicle repairs and office; premises 146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.

284-51-BZ—Application, April 13, 1951, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Emily H. Selley, owner, to permit in a business use, C area district, the subdivision of lot into eight separate lots (Nos. 1, 2, 3, 4, 5, 6, 106 and 58) with each existing building exceeding the permissible area as to new lots, and new lots 1, 6, 106 and 58 not providing legal yards or courts, and with lot 58 exceeding permissible area for manufacturing; premises 1359-1363 (1377 displayed) Gates avenue and 357, 359, 361, 363, 363a, 365 and 367 Wilson avenue, northeast corner (Block 3334, Lots 1, 2, 3, 4, 5, 6, 106 and 58), Borough of Brooklyn.

732-41-BZ—Reopened January 9, 1951 as Volume II—re Application, December 1, 1950, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sinclair Refining Company, owner, to permit in a residence use district, the addition of motor vehicle repairs and the parking and storage of motor vehicles to existing gasoline service station, auto laundry, lubritorium, sale of accessories and office; premises 100-01 to 100-15 Beach Channel drive, 3-22 to 3-40 Beach 101st street, southeast corner and 3-31 to 3-37 Beach 100th street (Block 585, Lot 40), Rockaway Beach, Borough of Queens.

337-51-BZ—Application, May 9, 1951, under sections 7f and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Joseph DeRoss, owner, to permit in a business and residence use district, the change in occupancy from parking and storage of more than five motor vehicles, to storage garage for more than five motor vehicles, motor vehicle repairs, car washing, lubrication and office; premises 3315-3323 Tilden avenue and 390-400 East 34th street, northwest corner (Block 4904, Lots 38, 39 and 40), Borough of Brooklyn.

444-51-BZ—Application, June 19, 1951, under section 7c of the zoning resolution of Henry George Greene, applicant, on behalf of East River Service Center, Inc., owner, to permit in a residence use district, the change in occupancy from storage garage and motor vehicle repair shop by the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, motor vehicle repair shop and office; premises 495-499 Franklin D. Roosevelt drive, southwest corner of Delancey street, 26 Mangin street and 6 Broome street (Block 322, Lots 37, 50, 51, 52 and 53), Borough of Manhattan.

492-51-BZ—Application, July 11, 1951, under sections 7a and 7c of the zoning resolution of Howard H. Snyder, applicant, on behalf of 768 Corporation, owner, to permit in a residence use district, the enlarging of existing stores within the building by removing existing partitions of living quarters at rear of stores; premises 62 East End avenue, west side, 25 ft. 11 in. north of East 82nd street (Block 1579, Lot 24), Borough of Manhattan.

493-51-BZ—Application, July 11, 1951, under sections 7a and 7c of the zoning resolution of Howard H. Snyder, applicant, on behalf of 768 Corporation, owner, to permit in

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a residence use district, the enlarging of existing store within the building by removing the existing partitions of living quarters at rear of stores; premises 64 East End avenue, west side, 51 ft. 4½ in. north of East 82nd street (Block 1579, Lot 25), Borough of Manhattan.

541-51-BZ—Application, August 2, 1951, under sections 7a and 7c of the zoning resolution of Goldwater and Flynn, applicants, on behalf of ABC Television Company, Inc., owner, to permit in a residence and business use district, the change in occupancy from garage for more than five motor vehicles and showroom, to commercial uses (stores, offices, storage, paint and carpentry shops and garage for five cars); premises 2040-2052 Broadway, northeast corner of West 70th street (Block 1142, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 2, 1951, at 10 o'clock in Room 1013, Municipal Buildings, Manhattan, on the following matter:

605-50-BZ—Application, August 3, 1950, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Vanhard Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and the sale of accessories for a term of fifteen years; premises 110-31 to 110-41 Horace Harding boulevard, 59-36 to 59-42 Van Doren street, northwest corner (Block 1970, Lots 39, 40 and 41), Corona, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

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BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY MORNING, JULY 31, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board, held on Tuesday morning and afternoon, July 10, 1951, were approved as printed in the Bulletin of July 17, 1951, Vol. 36, No. 29.

ZONING APPLICATIONS

835-47-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for E. Koepfel, Inc., owner.

SUBJECT—Application reopened May 2, 1950—Re Application (decision of the borough superintendent) under sections 7i, 7e and 7A of the zoning resolution, to permit in a residence and business use district, the parking of cars on roof of existing structure with a business driveway crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Eziel Koepfel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to September 8, 1951, 10 A. M. for further consideration after applicant has filed revised plans, as per Board's instructions; no further argument.

270-49-BZ—Vol. II

APPLICANT—Ingraham S. Carner, for 65-60 Austin Street Corp., owner.

SUBJECT—Application reopened May 8, 1951—re amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the erection and maintenance of a storage garage, using more than the area permitted.

PREMISES AFFECTED—65-54 to 65-60 Austin street, south side, 234.71 ft. east of 65th road (Block 3104, Lot 97), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Ingraham S. Carner and Morton S. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application set for hearing on September 18th A.M. as Vol. II, in accordance with the reopening resolution of May 8, 1951.

25-34-BZ—Vol. III

APPLICANT—Gustave Goldman, for Howard Birch, owner (Suburban House, Inc., lessee).

SUBJECT—Application reopened February 15, 1950—re Application (decision of borough superintendent) under sections 7e and 21 of the zoning resolution to permit in a residence use district, the change in occupancy from restaurant and recreation center to restaurant, bar, grill and cabaret (extension of building previously granted by the Board, and denied as to restaurant, sale of liquors and cabaret).

PREMISES AFFECTED—1190-1196 (1188 displayed) Ocean parkway, and 517-529 Avenue L, northwest corner (Block 5495, Lot 1000), Borough of Brooklyn.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative: Chairman Murdock

THE RESOLUTION (25-34-BZ—Vol. III)

WHEREAS, an application (Vol. I), under section 7a of the zoning resolution, to permit in a residence use district the extension of an existing business building, affecting premises 1196 Ocean parkway, northwest corner of Avenue L (Block 5495, part of Lot 1000), Borough of Brooklyn, was granted by the Board, May 15, 1934, on certain conditions; and

WHEREAS time to complete was extended April 23, 1934, and

WHEREAS, a later application (Vol. II), under section

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of the zoning resolution, to permit in a residence use district the alteration and change of occupancy to a restaurant, sale of liquors and cabaret, on condition that the occupancy be limited to a recreation center for games and for the conduct within the building of a refreshment parlor and luncheonette for the service of light refreshments, affecting premises 188-1196 Ocean parkway and 515-529 Avenue L, northwest corner (Block 5495, Lot 1000), Borough of Brooklyn, was denied, July 9, 1940; and

WHEREAS, a later application Vol. III under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from restaurant and recreation center to restaurant, bar, grill and cabaret, affecting premises 1190 to 1196 (1188 displayed) Ocean parkway and 517 to 529 Avenue L, northwest corner (Block 5495, Lot 1000) Borough of Brooklyn was denied, October 4, 1949; and

WHEREAS, the applicant requested reopening of this application, based on new and additional facts; and

WHEREAS, this application was reopened as Vol. III on February 15, 1950, subject to the usual procedure, waiving requirements as to a new decision of the borough superintendent and new photographs and plans, but requiring a new plot plan and notice to all owners in the area, in accordance with the regular procedure; and

WHEREAS, a public hearing was held on this application on April 11, 1950, after due notice by publication in the Bulletin; laid over, date to be set after applicant has filed authorization of correct owner of record; then set for hearing on October 17, 1950 and laid over for consideration by the Board—date to be set—hearing closed; and then set for decision on July 31, 1951; and

WHEREAS, the following is taken from the record in Department of Housing and Buildings, as of October 21, 1949:

N.B. 7869 of 1915—Lot 408' X 110'.

One-story store and dwelling, 26' X 65', completed April, 1916. Store in front about 45 ft. in depth; 1 family dwelling in rear, approximately 20'—total 26' X 65'.

Erected prior to zoning.

Report No. 6959 of 1925.

Certificate of Occupancy #1149 issued September 17, 1925, for confectionery store in front, dancing platform in rear.

Alt. Application 178 of 1929—Permit No. 961 of 1929.

To erect one-story frame extension, 15' X 24'; Nicholas Drogaris, owner.

Plans show existing building already extended and shows main central portion with wings or additions—on either side—main portion brick, additions frame. Denied as contrary to residence zoning but permitted as a temporary structure (i.e., proposed extension of 15' X 24'), revocable at option of Superintendent.

Lots Nos. 1000 and 1005—total size of lot 197' on Ocean Parkway, 250' on Avenue L. Approved April 23, 1929—E. W. Kleinert, Acting Superintendent; completed November 27, 1929.

Alt. 3598 of 1933—Permit No. 2666 of 1933.

Zoning—Residence—size of plot 70' on Ocean Parkway, 110' on Avenue L—Lot 1000—to extend cellar size of present building, 26' X 80'6"—owner, Drogaris Brothers.

Use—confectionery store and dancing platform.

Proposed extension of cellar accepted under Section 6. Plan approved May 4, 1933. Plan amended May 23, 1933, to replace store front—new interior openings, etc. Approved June 7, 1933.

Alt. 1555 of 1934—Permit No. 2666 of 1933.

To remove existing frame canopy 50' X 10' across front of building within building line—approved February 21, 1934. Plan shows building 50' front and 80' depth, with existing frame canopy to be removed. Nicholas Drogaris, owner.

Alt. App. No. 2 of 1934—Permit No. 2666 of 1933.

To remove interior columns and enclosure of porch along Avenue L at rear—37' X 12'.

Residence zoning. Size of lot 70' along Ocean Parkway by 110' depth—Lot, part of Lot 1000. Peter Drogaris, President; Brooklyn Athletic Field, Inc., owners.

Application to Board for variance—Cal. No. 25-34-BZ—granted May 15, 1934, to permit porch extension for use in connection with existing ice cream parlor and not as a kitchen or other use. No further extension—and for use as since 1915, namely, recreation centre for games, refreshment parlor and luncheonette for service of light refreshments, soda, ice cream, cigarettes and tobacco. No doors for extension to centre section.

Time to complete extended for two months on April 23, 1935, and on April 24, 1935, Alteration Application below was filed.

Alt. App. No. 4290 of 1935—to amend alteration—Permit No. 2666 of 1933.

To use former tool house for ladies' toilet, connected to waiting room—cost \$250.00. Approved April 26, 1935—to remove violation No. 807 of 1935 and part of Viol. 835 of 1935 as to toilet facilities.

Owner—Flatbush Savings Bank and Brooklyn Athletic Field, Inc. Plot 197' X 250'.

Alt. App. No. 2924 of 1937—(March 1, 1937)—Plot 80' X 110'.

Existing building 48' X 80' with 15' addition in rear, to add skylight, fences, interior partitions to kitchen and dining room; vents—approved April 5, 1937. Certificate of Occupancy 86313 of March 2, 1938, permitted cellar—storage and heating; 1st floor—dining room, game room and toilets; 100 persons. Superintendent approved 3/25/1937, overriding objection by Examiner dated March 2, 1937, that it should be a Board case.

Alt. App. No. 2007 of 1940.

To change occupancy from dining room, game room and toilets to bar, restaurant and cabaret. No new Certificate of Occupancy desired. Peter Drogaris, part owner.

Size of lot 80' X 110'; size of building 50' X 80'—denied by Borough Superintendent, and on Application—Cal. No. 25-34-BZ, Vol. II, denied by Board July 9, 1940.

Building Notice 1178 of 1947.

Relocate toilet inside of building—approved.

Alt. App. 2784 of 1947—July 22, 1947

To repair building which had been closed—create new entrance vestibule and cloakroom, new interior stairs; cover exterior walls with asbestos shingles. Plan shows stage (music platform) now in. Approved August 21, 1947, for occupancy of 100 persons.

Owner—Brickwell Holding Corporation—Lot 80 X 100; building 50 X 80. Amendment filed November 19, 1947, to close openings on rear lot line as property in rear not in some ownership, and increase occupancy to 126 persons. Approved December 3, 1947. Certificate of Occupancy No. 119937 issued March 8, 1948, superseding C. of O. 86313. Certificate of Occupancy permits restaurant use (no other mentioned)—occupancy, 126 persons. Proposed cost \$2000.

Alt. App. 4765 of 1948.

To use additional space for seating of restaurant and increase occupancy to 190 persons—Objection (1) new construction should not project into 30' setback area along Ocean Parkway. (2) Extension of restaurant use in a residence district contrary to Section 3 of the Zoning Resolution. All approved January 5, 1949. Owner—Suburban House, Inc.

Lot size—80' X 110'—building 50' X 80'.

Proposed cost —\$1500. New Certificate of Occupancy 122618, superseding No. 119937, calling for restau-

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rant, 190 persons. Plan shows music platform (now in) and Bar. Plan stamped "Approved January 5, 1949".

Alt. App. 1019-49—filed March 28, 1949.

To change in Certificate of Occupancy from restaurant, to restaurant, bar and grill and cabaret—building 50 X 80.

Owner—Suburban House, Inc.—denied by Borough Superintendent May 16, 1949, and re-denied July 15, 1949.

Application to Board—Cal. No. 25-34-BZ, Vol. II—denied October 4, 1949.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 15, 1934, by adding thereto:

"... that in the event the owner desires to legalize the extension of the building and uses as permitted by the borough superintendent under Alt. Applications 4290-1935, 2924-1937 and 2007-1940, BN. 1178-47, Alt. Applications 2784-1947, Alt. Applic. 4765-1948, that such changes as proposed may be continued under section 7e for a term of five (5) years as indicated on plans filed with this application marked "Received July 15, 1949" (3 sheets) and block diagram marked "Received March 9, 1950" (1 sheet) on condition that the building shall not be increased in height or area, and granted only so long as the building is occupied as proposed and for no other use and the uses are not extended, and provided that music shall be furnished by a 3 piece string orchestra only; that parking of patrons' cars in a licensed parking lot shall be provided so that all cars shall be taken from the street adjoining the premises to a parking area at the nearest available place but not on public streets, and to effectuate this there shall be a doorman stationed at the entrance door with such attendant drivers as may be necessary to park cars of patrons; that there shall be collection of garbage daily from the restaurant in a manner that will not be objectionable or noxious to adjoining owners; that the hours the restaurant shall be open shall not be later than 2 A.M. on week days but in any event only under such requirements as permitted by the Commissioner of Licenses and the Police Department; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the regulations of the Department of Parks as to precluding business use and signs on frontage of the premises on the parkway to a depth of thirty feet; that a new certificate of occupancy shall be obtained superseding all previous certificates issued, as revoked by resolution adopted this day under Cal. 197-50-A; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

582-38-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Sun Oil Co. and Queens Equity Realty Co., Inc., owners.

SUBJECT—Application reopened May 1, 1951—re Application (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station, auto washing, lubrication, sale of accessories and office, with an entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—222-33 to 222-51 Braddock avenue, 88-66 to 88-70 Sabre street, northwest corner and 88-55 to 88-67 Winchester boulevard (Block 7967, Lots 27, 31 and 39), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert, Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (582-38-BZ—Vol. II)

WHEREAS, Charles M. Spindler for Sun Oil Co. and Queens Equity Co. Inc., owners, filed April 13, 1951, an application under sections 7c and 7A of the zoning resolution, to permit in a retail use district the reconstruction and extension in area of an existing gasoline service station, auto washing, lubrication, sale of accessories and office, with an entrance more than the permitted distance from the intersection (previously granted, extension to existing gasoline service station for lots 39 and 41, now known as lot 39) affecting premises 222-33 to 222-51 Braddock avenue, 88-66 to 88-70 Sabre street, northwest corner, and 88-55 to 88-67 Winchester boulevard (Block 7967, Lots 27, 31 and 39) Bellerose, Borough of Queens; and

WHEREAS, this application was reopened as Volume II on May 1, 1951, subject to regular procedure, to consider extension and alteration; and

WHEREAS, a public hearing was held on this application on July 3, 1951, after due notice by publication in the Bulletin; laid over to July 24, 1951, July 27, 1951, and July 31, 1951, for inspection and decision without further argument and

WHEREAS, the district maps accompanying the zoning resolution show that Sabre street and Winchester boulevard are in residence and retail use, D area, class 1 height districts; Braddock avenue and the site are in a retail use D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent dated April 2, 1951, acting on N.B. Applic. 8315-50, reads

"1. The reconstruction & extension in area of an existing gasoline service station, auto washing, lubrication, office & sale of auto accessories in a retail use district is contrary to Art. II, Sec. 4-A of the Zoning Resolution.

2. Business entrance on Winchester Blvd., more than 25'-0' from Braddock Ave. is contrary to Art. II, Sec. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 feet frontage, by 49.69 feet in depth, on which is located a one-story structure used in conjunction with the existing gasoline service station for office and lubrication and auto laundry; that there are five 550-gallon gasoline tanks and two dispensing pumps with two curb cuts on Braddock avenue and one on Sabre street; that the present gas station is located on lot 39, the easterly portion of the site, with a frontage of 80 feet on Braddock avenue; that certificate of occupancy 15851-40 (N.B. 2797-38) was issued for gasoline station, auto laundry, grease pits and office on lots 39 and 41; that it is proposed to increase the area of the gas station by including lots 27 and 31, the westerly portion of the site; that these lots are vacant except for some large advertising billboards which will be demolished; that the use zone of the entire plot was changed from business to retail on January 21st, 1947; and

WHEREAS, the applicant contends that the present gas station plot is so shallow that no space is available for enlarging the building and the present one-bay building cannot handle the demand for servicing; that the location of the building also tends to cramp the ingress and egress facilities; that the proposed reconstruction of the station will provide a three-bay building with adequate facilities set much further back from the street than the present building; that the proposed brick facade and peaked roof will provide a parkway type of service station, harmonizing

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with the dwellings to the north; that an ornamental brick and steel picket fence and a heavy shrubbery screen will be provided along Winchester boulevard with only one curb cut located near the intersection of Braddock avenue; that while a portion of this cut will extend beyond the 25 foot limitation of section 7A, the cut off corner of this intersection makes the cut seem to be almost as much on Braddock avenue as on Winchester boulevard; that directly opposite the site across Winchester boulevard is a building containing stores fronting on Winchester boulevard that do not conform to section 7A; that Braddock avenue carries a considerable volume of traffic and the proposed reconstruction will greatly improve service to the motoring public; that the elimination of the billboards and the creation of a parkway type of service station will enhance the appearance as well as the efficiency of the site; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 18, 1938, as amended by resolution adopted on September 13, 1949, by adding thereto:

"... that in the event the new owner, the Sun Oil Company, desires to extend the area of the gasoline service station and rearrange it as proposed and as indicated on plans filed with this request for an additional zoning variance, marked "Received April 13, 1951" (5 sheets), such extension in area and the reconstruction of the station may be permitted under section 7c, on condition that all existing buildings and uses on the proposed plot shall be removed and the plot shall be graded substantially to the grade of Braddock avenue and rearranged as indicated on plans showing the proposed conditions; that the accessory building shall be faced with brick on the exterior and arranged substantially as indicated on such plans; that there shall be no cellar under the accessory building; that in all other respects the accessory building shall comply with the requirements of the Building Code as to construction; that the number of gasoline storage tanks may be increased to a total of eight 550 gallon tanks, consisting of five existing and three new tanks; that gasoline pumps of approved make shall be erected only along Braddock avenue and shall not be nearer than 10 feet from the base of the pump to the street building line; that planting shall be located where indicated along Winchester boulevard and along the lot line of lot 26 and the rear lot lines of lots 43 and 44 and the side lot line of lot 43, consisting of suitable planting, all protected with concrete curbing not less than 6 in. in height and 6 in. in width; behind such planting there shall be erected continuously along such lot lines, including the street line of Winchester boulevard an ornamental picket fence not less than 3 ft. 6 in. in height erected on a masonry base constructed of brick not less than 2 ft. in height to a total height of 5 ft. 6 in.; that if in accordance with arrangement made by this owner with the owner of the adjoining lot, No. 26, as to the location of such fence adjoining such lot, the fence may be moved southerly and the existing privet hedge along such lot line may be replanted within this planting area to the south of the fence, provided that such fence is erected not over three feet southerly of the southerly lot line of lot 26; that the balance of the premises were not occupied by accessory building, pumps and planting shall be paved with concrete or bituminous paving; that curb cuts shall be restricted to five curb cuts, as shown, two as now existing on Sabre street and Braddock avenue and one as existing to Braddock avenue which may be widened to 30 feet and a new curb on Braddock avenue 30 feet in width and one curb cut on the splay of similar width; that such proposed entrance at the splay at the corner of Winchester boulevard and Braddock avenue may be permitted under section 7A, provided there is no additional curb cut to Winchester boulevard; that no curb

cut shall be constructed within 5 feet of any street line as prolonged; that there shall be a block of concrete maintained within the building line at the intersection of Braddock avenue and Sabre street; that signs shall be restricted to a sign attached to the fence of the accessory building and to the illuminated globes of the pumps, excluding all temporary signs and roof signs, but permitting the erection of a post standard at the intersection of Sabre street and Braddock avenue for supporting a sign, advertising only the brand of gasoline on sale, which sign may be illuminated and may extend beyond the building line for a distance of not over 4 feet; that accessory uses as indicated, shall be restricted to auto washing, lubrication, offices and sales of auto accessories; that such portable fire-fighting equipment shall be installed as the fire commissioner shall direct; that the sidewalks and curbing around the premises shall be repaired or restored to the satisfaction of the borough president; that where no curbing now exist new curbing shall be installed, with curb cuts as herein permitted and as permitted under the resolution as adopted by the Board on October 18, 1938, as amended April 18, 1939, October 17, 1939, May 21, 1940 and September 13, 1949; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

523-48-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for Hasco Construction Corp., owner.

SUBJECT—Application reopened March 6, 1951 re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence, local retail and retail use district, the parking of motor vehicles for patron's and employee's motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—61-02 to 61-36 Springfield boulevard, southwest corner of Horace Harding boulevard (Block 7610, Lots 8, 11, 17 and 20), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert, Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (523-48-BZ—Vol. II)

WHEREAS, Burke, Morrison and Green for Hasco Construction Corp., owner, filed February 5, 1951 an application under section 7h of the zoning resolution, to permit in a residence, local retail and retail use district, the parking of motor vehicles for patrons' and employees' motor vehicles, for a term of fifteen years, affecting premises 61-02 to 61-36 Springfield boulevard, southwest corner of Horace Harding boulevard (Block 7610, Lots 8, 11, 17 and 20), Bayside, Borough of Queens; and

WHEREAS, this application was reopened as Volume II on March 6, 1951, subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on July 3, 1951, after due notice by publication in the Bulletin; laid over to July 24, 1951, July 27, 1951 and July 31, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Horace Harding boulevard is in a retail use, D area, class 1 height district, that Springfield boulevard is in residence, local retail and retail use, D area,

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class 1 height districts; the site is in a local retail and retail use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 9, 1951, acting on N.E. Applic. 7925-50, reads:

"1. Proposed use of open unoccupied portion of plot which lies within the retail, local retail & residence zone for parking for more than five employees and patrons motor vehicles is contrary to Art. II, Sec. 3 and 4C of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 166.58 feet frontage by 291.48 feet in depth (irregular), on which is being erected a building 135 feet by 291.48 feet, one story, 14 feet in height, of class 3 construction, to be used as stores; that it is proposed to use unbuilt upon portion for the parking of customers' and employees' cars; and

WHEREAS, the applicant states that the property is presently zoned as a class 1 height district and a D area district; that the portion of the property within 100 feet of Horace Harding boulevard is zoned as a retail district, the portion south of a line 150 feet southerly to Horace Harding boulevard and within 100 feet of Springfield boulevard is zoned local retail and the remainder is in a residence district; that as of 1916, the southwesterly corner of Horace Harding boulevard and Springfield boulevard, as then laid out, was zoned for business within 100 feet of Springfield boulevard and the remainder was in a residence district; that on October 3, 1924, the southwesterly corner of Horace Harding boulevard and Springfield boulevard was zoned business within 100 feet of Horace Harding boulevard and within 100 feet of Springfield boulevard and the remainder was zoned as residence district; that on October 23, 1937 the portion of the property within 100 feet of Horace Harding boulevard and the portion of the property from Springfield boulevard to a line midway between Springfield boulevard and 220th street was zoned business and the remainder residence; that as of July 24, 1947 the portion of the property within 100 feet of Horace Harding boulevard was changed to a retail district and the remainder was zoned as a residence district; that on August 1, 1950 the portion of the property south of a line 100 feet southerly of Horace Harding Boulevard and within 100 feet of Springfield boulevard was changed to the present local retail designation; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment pertaining to this property is pending at this time; that the plans for a one-story masonry store building were approved under N.B. 7925-50 and does occupy an area 291.48 feet along the westerly side of Springfield boulevard, running thence 60 feet westerly, thence northerly 186.83 feet, thence again westerly 65.5 feet, thence northerly 100 feet to the southerly side of Horace Harding boulevard, and running thence easterly along the southerly side of Horace Harding boulevard 130 feet; that the building area will be divided into store spaces depending on individual tenant's requirements; that there is a parking area presently proposed for the basement with a ramp running from the southerly side of Horace Harding boulevard directly adjacent to the west of the proposed building, but that this parking area will not be sufficient to accommodate the anticipated number of patrons cars, nor will it provide for the loading and unloading of goods for the various stores to be located on Springfield boulevard; that the proposed parking area in the rear of the building will provide for the loading and unloading of materials plus the parking for more than five vehicles of employees' and patrons'; that the only entrance to the parking area will be from the retail use district where parking is a permitted use, and there will be no parking or storage of motor vehicles overnight within the confines of this area; that it is proposed to construct a four feet high woven wire fence along all interior lot lines; that planting and shrubbery will be provided along the lot lines within the residence use district thus shading the parking area from the residence use district in the rear; that the lot will be surfaced with

clean steam cinders, rolled, and provided with a binder and there will be an iron pipe rail separating the ramp leading to the basement of the building from the entrance of the parking area proposed for the rear; that both Horace Harding boulevard and Springfield boulevard are heavily trafficked areas; that the postwar construction in this area has been enormous and is almost completely surrounded with two-story garden type apartment dwellings; that any further store space to be erected in this area should have ample off street parking and loading facilities in the rear in order not to complicate the already overburdened trafficked street area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standard and Appeals does hereby amend the resolution adopted on November 22, 1949, by adding thereto:

"that in the event the new owner desires to extend the parking area beyond the area as previously granted to a larger area, as now proposed and as shown on plans filed with this request for a variance marked 'Received February 5, 1951' (1 sheet), 'July 2, 1951' (1 sheet), such parking use within the local retail and residence use district may be permitted under section 7h for a term of ten (10) years, on condition that the requirements of the resolution as adopted by the Board on November 22, 1949, shall be complied with and the requirements thereof extended to include the additional space; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

176-50-BZ

APPLICANT—Max Horn, for Frank Fenimore, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the extension of existing junk storage building.

PREMISES AFFECTED—106-01 to 106-15 154th street and 154-02 South road, southeast corner (Block 10122, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and James Fenimore.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating, and Deputy Chief Guineo.

Negative

THE RESOLUTION (176-50-BZ)

WHEREAS, Max Horn, for Frank Fenimore, owner, filed March 14, 1950 an application under section 7c of the zoning resolution, to permit in a residence and business district the extension of existing junk storage building, affecting premises 106-01 to 106-15 154th street and 154-02 South road, southeast corner (Block 10122, Lot 1), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 17, 1951 after due notice by publication in the Bulletin; laid over to July 24, 1951, July 27, 1951 and July 31, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that South road is in a business use area, class 1 height district; 154th street and the site is in residence and business use, D area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated February 23, 1951 acting on Alt. Applic. 2100 reads:

"1. The extension of a Junk Storage Bldg.

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tially in a Bus. Dist. & partially in a Res. Dist. is contrary to Art. 2, Secs. 3 & 4a (20) of the Zone Res." and

WHEREAS, the applicant states that the premises consist of a plot, 124.88 feet frontage by 130.88 feet in depth (irregular), on which is located a one-story frame and metal building, a brick junk storage building, a one-story bungalow, a two-story dwelling, and a small metal building facing South road; that it is proposed to demolish all the structures except the existing brick building used for junk storage, and to erect a building 58 feet 4 inches front by 120 feet 2 inches deep on South road, and 38 feet by 131 feet 2 inches deep on 154th street, 1 story, 17 feet in height, to be used as a junk storage building; that it is further proposed to use open portion at southeast corner of South road and 154th street for the storage of junk; and

WHEREAS, the applicant contends that in refileing the enlarged plot in the Department of Housing and Buildings, it was assigned lot No. 1 by the tax department and includes former lots 5 and 6; that the premises, as revised by the addition of lots 5 and 6, has a frontage of 124.88 feet on South road and 130.88 feet on 154th street, and forty feet frontage on 154th street has a depth of 100.075 feet; that the land along South road for a depth of 100 feet is in a business use district, D area, and the balance beyond the 100 foot depth is in a residence zone D; that the 40 feet by 100 feet portion of the plot, mostly in the residence zone, is improved with a brick building covering practically the entire area and approved for a junk storage building under Alt. Applic. 2956-32; that the original balance of the plot with a frontage of 82.83 feet on South road and enclosed with a wood fence and metal shanties has been used as a junk yard for over 26 years; that the change was made on January 13, 1941 from unrestricted D to business D for the 100 feet depth along South road and to residence D for the balance of the depth; that the new addition will have loading and delivery space for 3 large trailer trucks on 154th street and delivery area on South road; that the owner has been in possession of this plot for over 26 years, during which time he conducted his junk business even before he constructed the building; that he also conducted the same junk business on the entire corner portion of the plot for over 26 years having purchased same from Lipman Plumbing Supply Co. in 1944 and consolidated both parcels under one lot number, No. 1, which plot originally was lot No. 47; that no business of any kind would be established in this entire area except junk yards and such manufacturing as would be permitted only in an unrestricted use district; that only lots 5 and 6 separated this junk yard from another junk yard, and with the purchase of these lots, the two junk yards become contiguous; that it is a matter of record that this corner plot with the two metal buildings thereon has been used for the storage of junk for well over 26 years and that the masonry building has been there by virtue of a plan, approved for that purpose in 1932, when this section was in an unrestricted use district; that the present building is fully sprinklered and the proposed additions will be similarly sprinklered; that the rebuilding of the dilapidated fence and metal shacks with a masonry fence 8 feet high and a modern brick building, will be an improvement over existing conditions, and will provide loading and delivery space to keep trucks off the street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant a variance under section 7, subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c, to permit the extension of the building as proposed and as indicated on plans filed with this application, marked "Received February

26, 1951" (3 sheets), "April 4, 1951" (1 sheet), "June 21, 1951" (2 sheets) for the use as proposed, on condition that the building shall in all other respects comply with all requirements of the zoning resolution, the building code and Article 19 of the Code of Ordinances; that all existing buildings and uses shall be removed from the premises, except the building proposed to remain; that the building shall be erected and maintained in accordance with such proposed plans and protected by a sprinkler system; that at the intersection where a portion of the premises is proposed to be left unbuilt upon, such portion shall be properly paved with concrete or bituminous paving; that there shall be a woven wire fence of the chain link type erected on a masonry base to a height of not less than 5 feet 6 inches erected on the street building lines surrounding such proposed open area with entrances thereto, as indicated, from 154th street and South road, two for motor vehicles and one for pedestrians; that at such openings suitable gates shall be maintained of similar construction to the fence; or in lieu of such woven wire fence there may be a masonry wall stuccoed to a total height of 8 feet as indicated on plan marked "Received February 26, 1951" in which case the gates at the proposed openings shall be of close mesh construction suitable for the purpose; that along the lot line to the east there shall be no lot line openings constructed in the walls; that such portable fire-fighting equipment shall be maintained as the fire commissioner shall direct; that there shall be no cellar under the premises; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

163-51-BZ

APPLICANT—Herman F. Spinken, for James Straub, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a roof extension in front of building (under construction), using more than the area permitted.

PREMISES AFFECTED—179-30 to 179-32 Hillside avenue, south side, 25.02 ft. east of 179th place (Block 9915, Lot 31), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Herman F. Spinken and Jacob Straub.

For Opposition: Daniel F. Nugent, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (163-51-BZ)

WHEREAS, Herman F. Spinken, for James Straub, owner, filed March 5, 1951 an application under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a roof extension in front of building (under construction) using more than the area permitted, affecting premises 179-30 to 179-32 Hillside avenue, south side, 25.02 feet east of 179th place (Block 9915, lot 31), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 3, 1951, after due notice by publication in the Bulletin; laid over to July 24, 1951, July 27, 1951 and July 31, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 179th place is in residence, retail and business use, C area, class 1½ height districts; Hillside avenue and the site are in a business use, C area and class 1½ height district; and

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WHEREAS, the decision of the borough superintendent, dated May 10, 1951, acting on N.B. Applic. 6236-51, reads:

"1. Proposed roof extension in front of bldg. will cause area of bldg. to exceed 60% of lot as required for 'C' area zone and is contrary to Art. IV, Sect. 13(b) Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 feet frontage by 94.57 feet and 96.54 feet in depth (irregular) on which is being constructed a building 40 feet front by 55.5 feet in depth (irregular), one story, 13 feet in height, of class 3 construction, to be used as stores; that it is proposed to construct an extension over the front of the building, which has been set back from building line 6 feet; and

WHEREAS, the applicant contends that as the subway stairs entrance is bordering directly on the lot line the owner has set the building back six feet as people going in and out of this entrance block the view of the display windows and the entrances to the stores; that in order to rectify this detriment, the owner had the building set back with the intent to erect a roof extension over the unoccupied area in order to put up display signs, not knowing that a roof extension would not be permissible within the permitted coverage; that this six foot setback behind the building line permits walking around the subway stairs, allowing sufficient space between the building and subway stairs; that the excess coverage is 186 square feet; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution as to extension of area and was therefore entitled to relieve on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to extension of area, to permit the extension of the roof on the already erected building to the building line, as proposed and as indicated on plans filed with this application, marked "Received March 5, 1951" (5 sheets) and "May 1, 1951" (1 sheet), *on condition* that the building shall not be further extended in height or area; that the ground under such proposed overhanging roof shall be surfaced the same as the adjoining sidewalk; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

241-51-BZ

APPLICANT—A. H. Salkowitz, for Salcoats Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7h, 7A and 7e of the zoning resolution, to permit in a residence and business use district, the parking of patrons' motor vehicles, with a curb cut more than the permitted distance from the intersection.

PREMISES AFFECTED—39-02 to 39-20 Bell boulevard, southwest corner of 39th avenue (Block 6237, Lot 6), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz and Michael J. Cavanagh.

For Opposition: John J. Bobbyn, Marion S. Lorenz, Walter Rybka, Bernard Tonry and Harry Katz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

At the request of an objector to lay over to September 18, 1951, to permit further objections to be filed, the vote of the Board was as follows:

Affirmative: Chairman Murdock and Commissioner Keating 2

Negative: Commissioner Kleinert and Deputy Chief Guinee 2

THE VOTE TO GRANT ON CONDITION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (241-51-BZ)

WHEREAS, A. H. Salkowitz, for Salcoats Realty Corp., owner, filed April 5, 1951 an application under sections 7h, 7A and 7e of the zoning resolution, to permit in residence and business use districts the parking of patrons' motor vehicles, with a curb cut more than the permitted distance from the intersection, affecting premises 39-02 to 39-20 Bell boulevard, southwest corner of 39th avenue (Block 6237, Lot 6), Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 17, 1951, after due notice by publication in the Bulletin; laid over to July 24, 1951, July 27, 1951 and July 31, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Bell boulevard is in a business use, D area, class 1 height district; 39th avenue and the site are in residence and business use, D area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 28, 1951, acting on N.B. Applic. 9894-50, reads:

"1. Proposed parking of automobiles in an area located partly in a business and partly in a residence use district is contrary to Art. 2, Sec. 3 of Zoning Resolution.

2. Commercial curb cut beyond 25 ft. front Bell Blvd. (Business Use Street) is contrary to Sec. 7A of Art. 2.

3. Rear exit, from market portion of building, opening into the residence part of the plot is contrary to Art. 2, Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 205.11 feet frontage by 181.33 feet in depth (irregular), presently vacant except for frame sheds, to be demolished; that it is proposed to erect a one-story building 200 feet by 65 feet and 100 feet in depth with parking of patrons' cars on the unbuilt upon portion of the lot; that it is further proposed to provide a rear check-out counter from the market area directly to the parking area or the residential area of the lot, so as to permit the carrying of purchased market goods directly from the store to the parked car and thereby eliminating the necessity of carrying heavy packages around the front and side of the building; and

WHEREAS, the applicant contends that the building is to be constructed of poured concrete foundations, approved type exterior solid masonry walls, steel first tier and roof girders, wood floor and roof beams and approved type rubberoid roofing; that the store is to be erected on a corner plot having a frontage of 205.11 feet on Bell boulevard, 180.53 feet on 39th avenue and 207.06 feet on 213th street; that only one lot line of 181.01 feet abuts to the south of the stores and a multiple dwelling; that approval for the structure has already been obtained from the National Production Authority and the plan for the building proper was approved by the Department of Housing and Buildings on January 5, 1951 and permit #298-51 was issued on January 18, 1951, for the construction of the store building only; that the entire area of the approved building is approximately 16,500 square feet and that of this area a 10,000 square feet store had been leased by a large chain supermarket; that this type of occupancy requires a small parking area.

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ing area for its prospective patrons to facilitate the shopping requirements of the residential districts which abut Bell boulevard and the immediate area on both sides; that it was found impractical to the lessee to rely upon the limited parking facilities offered by the adjoining streets; that the parking area proposed will be free to all patrons of the stores and will be properly maintained and graded with the proper chain link fence; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the parked cars lining the streets and in some cases double parking on Bell Boulevard was noted; and

WHEREAS, in the opinion of the Board the proposed curb cut to 39th avenue is not contrary to Section 7A, as it is proposed to be located within the residential portion of the site; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant a variance under section 7, subdivisions c and h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7e for a term of twenty-five (25) years, to permit the rear exit of the market portion of the building to open in the residence district, as proposed and as indicated on plans filed with this application, marked "Received June 25, 1951" (5 sheets); and *granted*, under section 7h, to permit the portion of the premises proposed to be occupied for a parking area for a similar term, *on condition* that there shall be no openings to 213th street; that an opening for entrance and exit shall be located solely on 39th avenue, as indicated, each opening shall not exceed 15 ft. with curb cut opposite of similar width; that on the interior lot line to the south and along the street line of 213th street and 39th avenue there shall be erected a masonry wall not less than 5 ft. in height and properly coped, except that such wall along 213th street shall be set back from the building line laterally for a distance of not less than 5 feet; that such space between the brick wall and the building line shall be kept landscaped and in trim condition at all times and all existing trees, as may be approved by the Commissioner of Parks as being suitable to remain shall be left undisturbed within such 5 ft. space; that the parking lot area shall be surfaced with steam cinders, clean gravel or other suitable material, treated with a binder and rolled to provide surface drainage; that a 12 in. by 12 in. bumper shall be maintained along such wall and along such walk, as indicated on plans, as protection thereto; that during the term of the variance this portion of the premises to be occupied for parking shall be occupied for no other use and the parking area shall be solely for the use of the employees and patrons of the building now under erection on the plot facing Bell boulevard; that suitable gates shall be maintained at the entrance to 39th avenue which shall be closed and locked on Sundays and holidays and at such other times when the stores are not open for business; that such portable fire fighting equipment shall be maintained within the adjoining building as may be required by the fire commissioner and located as he shall direct; and that lights or illumination of the parking area shall be installed and maintained; that such lights shall have metal reflectors attached to the required wall along 213th street below the parapet and projected only toward the parking lot and away from adjacent occupancies; that when the parking lot is not in operation there shall be certain lights left on as to keep this lot from being completely dark; that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

5-51-BZ

APPLICANT—Jacob J. Gloster, for Murray Dichter, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from gymnasium and club rooms to television and motion picture studio.

PREMISES AFFECTED—414-418 West 54th street, south side, 225 ft. west of 9th avenue (Block 1063, Lot 42), Borough of Manhattan.

APPEARANCES—

For Applicant: Jacob J. Gloster and Morris Dichter.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Requests to reopen and amend resolution denied.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock and Commissioner Keating 2

Negative: Commissioner Kleinert and Deputy Chief Guinea 2

THE RESOLUTION (315-51-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from gymnasium and club rooms to television and motion picture studio, affecting premises 414 to 418 West 54th street, south side, 225 feet west of 9th avenue (Block 1063, Lot 42), Borough of Manhattan, was granted by the Board on June 26, 1951, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and an amendment of the resolution adopted June 26, 1951, so as to permit the alteration to be made in accordance with revised plans marked "Received July 16, 1951" (7 sheets); and

WHEREAS, the applicant states that since the action by the Board, plans have been revised in order to comply with the regulations of the N.P.A. of the Department of Commerce so as to not require over 25 tons of steel, and requests substitution of the revised plans for those plans marked "Received May 3, 1951", previously referred to in the Board's Resolution; and

WHEREAS, the applicant now states that only safety type film will be used, that the film storage vaults will be omitted, that the balcony and additional projection rooms will be omitted, and that the buildings will be of class 3 construction throughout; that building B will be serviced throughout by a one-source voluntary sprinkler installation and that interior sub-dividing partitions will be one-hour construction or of incombustible materials; and

WHEREAS, the following amendment to resolution adopted June 26, 1951 was offered for adoption:

"... that in the event the owner desires to revise his plans as previously filed and submit new plans marked 'Received July 16, 1951,' 7 sheets, that such plans may be substituted for the plans as previously referred to on condition that in all other respects the requirements of the resolution as adopted June 26, 1951, shall be complied with and in addition the voluntary sprinkler system shall be extended to include the cellars of Buildings B and C and that the protection of horizontal openings between Buildings A and B, as indicated on plans, shall be by swinging three hour fire opening protective assemblies in lieu of one-half hour swinging and one-half hour sliding doors as proposed so as to facilitate exit."

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 582-51, be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

316-51-BZ

APPLICANT—Andrew Di Camillo, for Nick Clemente, owner.

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SUBJECT—Application (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a local retail use, D area district, the change in occupancy from store to bakery (factory) and the extension of building using more than the area permitted.

PREMISES AFFECTED—143-08 to 143-10 45th avenue, south side, 65 ft. east of Bowne street (Block 5203, Lot 4), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (316-51-BZ)

WHEREAS, Andrew Di Camillo, for Nick Clemente, owner, filed May 3, 1951, an application under sections 7a and 21 of the zoning resolution, to permit in a local retail use, D area district, the change in occupancy from store to bakery (factory) and the extension of a building using more than the area permitted affecting premises 143-08 to 143-10 45th avenue, south side, 65 feet east of Bowne street (Block 5203—Lot 4), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 26, 1951, after due notice by publication in the Bulletin; laid over to July 24, 1951, July 27, 1951 and July 31, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Bowne street is in residence and local retail use, D area and Class 1 height districts; 45th avenue and site are in a local retail use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 30, 1951, acting on Alt. Applic. 864/51, reads:

"1. The use of a bakery (factory) in a local retail dist. is contrary to Art. 2 Sec. 4c of Zone Res.

2. The proposed area coverage of the extension is contrary to Art. 4, sec. 14 and Sec. 19(e) of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot 30 ft. front by 100 ft. in depth, on which is located a building 30 ft. front by 55 ft. in depth, one story 14 ft. in height of Class 3 construction; presently used as stores; that it is proposed to change the occupancy of the structure from two stores to bakery and two stores by using the west store together with a new rear extension for a bakery and sales store and with no change in occupancy of the east store; that the proposed extension will be 30 ft. wide, 30 ft. deep and 14 ft. high and will be constructed of brick, with cinder block backing; the interior walls will be lathed and plastered and the ceiling covered with metal or plastered; the floor will be of concrete; most of the yard will be sodded and planted or concreted, if directed by the Board; a 5 ft. high cyclone wire fence will be erected along the rear and side lot lines enclosing the rear yard; and

WHEREAS, the applicant contends that the proposed use of a bakery has been denied because it is classified as a factory and manufacturing is prohibited in a local retail district; that the use of this bakery is more of a local character than on a par with large bakeries engaging many employees and operated continuously; that this bakery will be operated by the owner and his sons; that there will be no obnoxious odors or noises in its operation; that the owner of subject site has been operating (rental) the bakery in the rear of premises #143-11 45th avenue, on the opposite and north side of the street; that he has baked on the premises and delivered from same; that he purchased the subject site on Sept. 15, 1950 with a view to guarantee the continuance of business in the same locality and also to have

a conjunctive store to display and sell his products; that he did not know at the time of purchase that the proposed use would be prohibited; that as to Objection 2, the zoning resolution under Art. 4 Sec. 19 (e) permits an extension of 55% of the remaining area in a D area and this would amount to 742.5 sq. ft.; that this proposal amounts to 66-2/3%, or 903 sq. ft., making an excess of only 160.5 sq. ft.; that this excess would allow better operation of the bakery space; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant a variance under Section 7a of the zoning resolution and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution as to extension of area and was therefore entitled to relief on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the use and area district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7a as to use and Section 21 as to extension of area, to permit the extension of the building as proposed and as indicated on plans filed with this application, marked "Received May 3, 1951" (2 sheets) and "May 31, 1951" (1 sheet), on condition that the proposed extension shall not exceed one story in height and that the yard not less than 15 feet in depth shall be maintained at the rear as proposed and maintained in near condition; that proper fences shall be maintained around such yard on the interior lot lines as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area other than as now proposed; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

353-51-BZ

APPLICANT—Joseph Unger, for Estates Station Corp. owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution to permit in the residence use portion of a lot located in a residence and retail use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—179-21 to 179-27 Hillside avenue, north side, 263.7 ft. west of Midland parkway (Block 9937, Lot 56), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Unger.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunderson, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (353-51-BZ)

WHEREAS, Joseph Unger for Estates Station Corp., owner, filed May 23, 1951 an application under section 7h of the zoning resolution, to permit in the residence use portion of a lot located in a residence and retail use district, the parking and storage of motor vehicles for a term of years, affecting premises 179-21 to 179-27 Hillside avenue, north side, 263.7 ft. west of Midland parkway (Block 9937, Lot 56), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application

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on July 17, 1951, after due notice by publication in the Bulletin; and laid over to July 24, 1951, July 27, 1951 and July 31, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Hillside avenue is in a retail use, C area, class 1 height district; Midland parkway is in residence and retail use, C, E and F area, class 1 height districts; the site is in residence and retail use, C and E area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 30, 1951 acting on Alt. Applic. 2548-50, reads:

"1. The proposal to extend the Parking and Storage of motor vehicles in the rear portion of the plot which is zoned residential is contrary to Art. II Par. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 feet frontage by 146.92 feet in depth (irregular), presently vacant; that it is proposed to extend parking into residence use portion of lot; and

WHEREAS, the applicant contends that the proposed extension of parking to rear of lot will help the parking situation in this neighborhood; that the site of this parking lot is adjacent to the 179th street terminal station of the independent subway and is bounded on either side with retail stores and that the need for additional parking in this congested area is great; that the parking lot as presently approved leaves no possible use for the rear end of this property; that it is proposed to enclose the site with fence and bumpers to protect adjoining property owners; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h or a term of five (5) years, to permit the parking of motor vehicles on the plot, substantially as proposed and as indicated on plans filed with this application, marked "Received May 23, 1951" (2 sheets), *on condition* that the premises shall be graded and surfaced with clean gravel, or steam cinders and treated with a binder and rolled; that a woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height shall be maintained along the rear and side lot lines where similar fences or walls of adjoining buildings do not exist; that at the rear there shall be a sloping bank planted with suitable material on the parking area site, protected with concrete curbing not less than one foot in height to prevent damage from cars; that there shall be no openings in this fence; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon except there may be a building erected near the entrance, not exceeding 100 sq. ft. in area and not over one story in height and erected not nearer than 25 ft. to the adjoining buildings; that such building shall be solely for shelter and office for the attendant; that only cars of the pleasure car type shall be parked; that such portable firefighting appliances shall be maintained as the fire commissioner shall direct; that against the buildings and fences except at the rear, as herein provided, there shall be maintained suitable bumpers for the protection thereof; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

55-51-BZ

APPLICANT—Charles M. Spindler, for Salvatore Spano, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use G-1 area district, the maintenance of a one family dwelling nearer to street line than is permitted.

PREMISES AFFECTED—65-17 169th street, east side, 140 ft. south of 65th avenue (Block 6910, Lot 29), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guince 4

Negative 0

THE RESOLUTION (365-51-BZ)

WHEREAS, Charles M. Spindler for Salvatore Spano, owner, filed May 25, 1951 an application under section 21 of the zoning resolution, to permit in a residence use, G1 area district, the maintenance of a one-family dwelling nearer to street line than is permitted, affecting premises 65-17 169th street, east side, 140 feet south of 65th avenue (Block 6910, Lot 29), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 24, 1951, after due notice by publication in the Bulletin; laid over to July 27, 1951 and July 31, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 65th avenue is in a residence use, D and G1 area, class 1 height district; 169th street and the site are in a residence use, G1 area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1951, acting on amendment to N.B. Applic. 9905-50, reads:

"1. The proposed location of a structure 10'-0 from a proposed street line in a G-1 area district is contrary to Art. 4, Sec. 16-C of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 feet frontage by 100 feet in depth, on which is being constructed a one-family dwelling 25 feet by 47 feet, one story, 14 feet in height, of class 4 construction; that it is proposed to permit the maintenance of the building as it has been constructed; and

WHEREAS, the applicant contends that there is a proposed 5-ft. street widening of 169th street shown on the final city map and the approved new building plans show this street widening and show the building set 15 feet back of the proposed building line in accordance with G1 district requirements; that after the building and lot lines were staked out by a city surveyor, the owner of the property, who is an experienced builder, set up his own batter boards working from the surveyor's marks; that the surveyor's stakes for the building line were set on the existing line, and the owner, having completely forgotten about the proposed street widening, measured his 15 foot setback from the old building line; that it was not until April 1951, when the building was structurally completed and enclosed that the owner, on rechecking his measurements, realized that a 5-foot error had been made in the location of the front wall of the building; that this error was completely unintentional is clearly indicated by the fact that the filing of this application for a variance is entirely voluntary; that no violation has been placed on the building and no one has required or asked the owner to legalize the setback situation; that the plot plan shows that the dwellings adjoining the site on both sides are each set back only 8 feet from the proposed building line so that the 10 foot setback of the building under appeal cannot in any way harm adjacent property or the general setbacks in the affected area; that the area zone of these premises was changed from D to

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G1 on February 7, 1949; that to correct it now would require almost complete demolition of the building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, in the opinion of the Board the proposed widening of 169th street appears to be unlikely as this street and the adjacent streets have been mapped for many years to be widened from the present 50 feet width to 60 feet and the need for such widening is not apparent; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 to permit the maintenance of the front yard as proposed and as indicated on plans filed with this application, marked "Received May 25, 1951" (4 sheets), on condition that the building shall not be erected nearer to the existing street line than as shown; that in all other respects the requirements of the zoning resolution and all other laws, rules and regulations applicable to the building and occupancy shall be complied with; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

404-51-BZ

APPLICANT—Lehman and Fitzsimons, for Egbert Phillips and Josiah O. Georges, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of buildings nearer to the street line than is permitted.

PREMISES AFFECTED—158-19, 158-23, 158-29 and 158-33 73rd avenue, north side, 180 ft., 230 ft., 280 ft. and 330 ft. west of 160th street (Block 6821, Lots 10, 14, 15 and 19), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Egbert Phillips, Josiah O. Georges and Patrick J. Mulene.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (404-51-BZ)

WHEREAS, Lehman and Fitzsimons for Egbert Phillips and Josiah O. Georges, owners, filed June 6, 1951 an application under section 21 of the zoning resolution, to permit in a residence use, E1 area district, the erection and maintenance of buildings nearer to the street line than is permitted, affecting premises 158-19, 158-23, 158-29 and 158-33 73rd avenue, north side, 180 feet, 230 feet, 280 feet and 330 feet west of 160th street, (Block 6821, Lots 10, 14, 15 and 19), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 24, 1951 after due notice by publication in the Bulletin; laid over to July 27, 1951 and July 31, 1951, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 160th street is in a residence use, E1 area, class 1 height district; 73rd avenue is in residence and local retail use, E1 and D area, class 1 height districts; the site is in a residence use, E1 and D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent,

dated May 31, 1951, acting on N.B. Applics. 3684 to 3687-51, inclusive, reads:

"1. In an E-1 district, no building shall be erected nearer than 15 ft. to the street line of any street as laid out upon the City map, sec. 15-A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of plots, each 50 feet frontage by 100 feet in depth, on which have been constructed four dwellings 34.5 ft. front by 24 feet 4 inches in depth, 1½ stories, 23.5 feet in height, of class 4 construction, to be occupied as one-family dwellings, for which certificates of occupancy 71896 and 71897-51 were issued for 158-23 to 158-33 73rd avenue; that it is proposed to permit the buildings as erected to remain without the required setbacks from street line; and

WHEREAS, the applicant contends that the property is presently zoned as a residence use, class 1 height, E-1 area district, and that as of July 25, 1916 the property was zoned as a business use, D area district; that the present use designation became effective on September 18, 1947 and the present area designation on February 7, 1949; that the height designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that these four buildings were erected under N.B. Applics. 3684, 3685, 3686 and 3687 of 1950; that on March 29, 1951 certificate of occupancy Q71897 was issued covering the new building erected under N.B. 3684-50 and certificate of occupancy Q71896 was issued covering the new building erected under N.B. 3686-50; that the department of housing and buildings, under Cal. Nos. 282-51-A and 283-51-A, has appealed to the Board to revoke these certificates of occupancy on the ground "Building not erected as indicated on plan. Said building not set back 15' from proposed new building line. (See violations 1184 to 1187 of 1951, inclusive); that the plans filed under the above-mentioned new building applications show a proposed setback of 35 feet from the existing street line; that the department of housing and buildings in its application to revoke the certificates of occupancy states "The surveyor employed by the builder established the front line of the dwelling only 20 ft. from the old building line of 73rd avenue; this did not allow for a 15 feet street widening which on June 16, 1927 was mapped for the north side of 73rd avenue; that a 5 ft. widening was mapped for the west side of 160th street; that both of these widenings are on Block 6821, which it appears caused the confusion in the surveying of the location of the building; that the present actual width of 73rd avenue is 100 feet and the mapped widening will increase this to a total of 80 feet, the widening taking place on both the north and south sides each for an additional 15 feet; that prior to February 17, 1949 this whole area was in a D district and that on that date an E-1 area district was established within the territory south of the center line of 72nd avenue and east of line 100 feet east of Aguilar avenue; that that portion of block 6821 within 100 feet of Aguilar avenue was retained in the D area district, the use designation remaining local retail; that the records of the building department indicate that all the dwellings within the E1 portion of the tax block were erected prior to 1935 and at a time when the D area zoning was in effect; that the records further show that the dwellings on lots 52, 53, 55 and 57, erected under N.B. Applics. 15224 to 15227 of 1923 provided for a 5-foot setback from the street line, which setback has now been reduced to 0' by the mapped widening of 160th street; that in view of the above circumstances, including the fact that the buildings which are the subject of this application have already been erected, it would be inequitable to require the owners of the property to relocate their buildings 15 feet back from the mapped north street line of 73rd avenue while the other residence owners within the block enjoy the right of maintaining their dwellings as built under the requirement of the less restrictive D area zoning and

MINUTES

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and was therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21, to permit the reduction of the front yard as proposed in view of the unlikelihood of the widening of 73rd avenue, as indicated on plans filed with this application marked "Received June 6, 1951," 5 sheets, on condition that the buildings shall be erected not nearer to the existing building line than approximately 20 ft., as indicated on such plans; that in all other respects the requirements of the zoning resolution and all laws, rules and regulations applicable to the buildings and occupancy shall be complied with; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution and that certificates of occupancy shall be obtained.

16-51-BZ

APPLICANT—Edwin F. Taylor, for William Brafman and Walter M. Goldsmith, doing business as William Brafman and Co., owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area district, more than one building on a lot, by the erection of two story garden dwellings.

PREMISES AFFECTED—109-25 to 109-43 and 109-47 to 109-51 172nd street; 109-32 to 109-48 and 109-52 to 109-56 173rd street; 172-03 to 172-15 Brinkerhoff avenue (Block 10262, Lot 6); 171-14 to 171-28 109th avenue; 109-14 to 109-56 172nd street and 109-25 to 109-43 172nd street (Block 10264, Lot 75), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Edwin F. Taylor and W. Brafman.

For Opposition: W. S. Danis, Rose O'Neal, Rose Garrett, Lola B. Harris, Charles Preseod, Joseph M. Sasser, Lee Williams, Alice Silner, James W. Gardner, Jr., Pauline M. Warwick, Joseph Silver, S. H. Jefferson and E. T. Mc Clain.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (416-51-BZ)

WHEREAS, Edwin F. Taylor for William Brafman and Walter M. Goldsmith, owners, doing business as William Brafman & Co., filed June 13, 1951 an application under section 21 of the zoning resolution to permit in a residence use, D area district, more than one building on a lot, by the erection of two story garden dwellings, affecting premises 109-25 to 109-43 and 109-47 to 109-51 172nd street; 109-32 to 109-48 and 109-52 to 109-56 173rd street; 172-03 to 172-15 Brinkerhoff avenue (Block 10262, Lot 6); 171-14 to 171-28 109th avenue; 109-14 to 109-56 172nd street and 109-25 to 109-43 172nd street (Block 10264, Lot 75), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application July 24, 1951, after due notice by publication in the Bulletin; laid over to July 27, 1951 and July 31, 1951, for decision and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Brinkerhoff avenue and 109th avenue in residence and retail use, D area, class 1 height dis-

tricts; 173rd street, 172nd street and the site is in a residence use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 8, 1951 acting on N.B. Applies. 1872 to 1882-51, inclusive, reads:

"Group #1—171-14 to 171-28 109th Avenue, Jamaica

Group #2—109-26 to 109-44 172nd Street, "

Group #3—109-14 to 109-24 172nd Street, "

Group #4—109-46 to 109-56 172nd Street, "

Group #5—109-25 to 109-43 172nd Street, "

Group #6—172-03 to 172-15 Brinkerhoff Ave. "

109-47 to 109-51 172nd Street, "

109-52 to 109-56 173rd Street, "

Group #7—109-32 to 109-48 173rd Street, "

1. Proposed erection of more than one building on lot is contrary to Article I, Sec. 1-V of zoning resolution."

and

WHEREAS, the applicant was instructed to indicate separate lots for each group of buildings and submit them to the borough superintendent; and

WHEREAS, the decision of the borough superintendent, dated June 14, 1951 acting on N.B. Applies. 1872 to 1882-51, reads:

"1. Proposed erection of more than one building on lot is contrary to Article I, Sec. 1-V of zoning resolution.

2. Proposed lot lines not acceptable as each individual 2 family unit is required to have its own yards and unoccupied area as required by Sec. 14D of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 264.53 and 421.60 feet front by 257.18 and 200 feet in depth (irregular), presently vacant; that it is proposed to erect seven groups of garden type buildings, 2 stories in height, of class 3 construction; that apartments will number 116, garages will number 43 and that there will be 39 parking spaces providing for 82 motor vehicles; that 30% of the land will be used for buildings; and

WHEREAS, the applicant contends that this development is the site of the old Collyer estate on Merrick boulevard at 109th avenue in Jamaica; that the owner has received approved applications from 70 prospective cooperative owners and the F.H.A. will be ready to give its final commitment to construct, as soon as 20 additional applications are received; that Paul Tishman Co. are the builders; that there is a need for housing accommodations in this area, and should October occupancy be accomplished, with the Board's help, it will also permit inclusion of the project by the city on the October tax rolls; that the objection of the borough superintendent is predicated on the assumption that each of the two-family units proposed is a separate building and that the groups of units comprising single structures does not conform to the definition of a lot under section 1(V) of Article 1; that as interpreted by the commissioner of housing and buildings each of the structural units comprising separate two-family dwelling groups will be located on its own lot conforming to the zoning resolution for coverage, set backs and required rear yards and courts, as if each group were a single building; that the entire development will be erected under the provisions of the National Housing Act and will be covered by a single mortgage and thus no single building or building group can be separated from the development so as to divide the ownership or operation; that the strict interpretation of the law as decided by the borough superintendent works a great hardship upon the owner; that under Cal. No. 89 the Board of Estimate, on February 8, 1951, modified the street system within the area of the proposed development so as to permit the arrangement of buildings as indicated on plans filed with this application; that the zoning change on January 21, 1947 affected the plot by making a retail use of the former business use to a depth of 100 feet east of Merrick boulevard between 109th avenue and Brinkerhoff avenue; that the site begins at that depth and lies wholly in a residential use; that it is requested that

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the Board modify the decision of the borough superintendent so as to permit the examination of each structural group comprised of separate two family dwelling units so that each structural group will be on its own lot and provided with the required open spaces in conformity with the zoning regulations, as if each structural group constituted a single multiple dwelling; and

WHEREAS, for the purpose of zoning each structural group containing Maisonette apartments and occupying a zoning lot should, in the opinion of the Board, be considered one building; and

WHEREAS, there appears to be no necessity for a variance but rather that the procedure should be accepted as to Establishing individual zoning lots for each structural unit under a continuous roof; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted as to Objection 1, on condition that lots shall be established for each structural group of buildings under a continuous roof under the regulations as promulgated by the Commissioner of Buildings governing the definition of a lot under the zoning resolution, as indicated on plot plan marked "Received June 11, 1951," sheets, that on such lots all the requirements of the zoning resolution as to yards and courts shall be complied with, that in all other respects the complete housing development, as proposed and as indicated on plans marked "Received June 11, 1951," 14 sheets, shall comply in all respects as to uses and occupancy; that on the interior lot lines where adjoining premises under other ownership abut there shall be erected a woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height; that the requirements of the Board of Estimate as set forth under Cal. No. 89, on February 8, 1951, as to modifying the street system for the accommodation of this proposed development shall be complied with; that all walks, drainage, sewers planting with proper protection to same shall be maintained in accordance with the proposal and to the satisfaction of the authorities having jurisdiction and that in all other respects the buildings and occupancy shall comply with all laws and rules other than as modified by the Board this day under Cal. 417-51-A.

453-51-BZ

APPLICANT—Samuel Paul, for Anessik Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the residence use district portion of a lot the erection and maintenance of stores and the parking of ten (10) cars for a term of forty (40) years.

PREMISES AFFECTED—43-02 to 43-20 and 43-24 Kissena boulevard, southwest corner of Franklin avenue (Block 5137, part of Lot 2, temporarily designated as Lot 100), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus, Leon Schwartzbaum, Cy Jarmil and Jacob Ruth.

For Opposition: Sidney Trompeter and Charles P. Kramer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert, Keating and Deputy Chief Guinee 4

THE RESOLUTION (453-51-BZ)

WHEREAS, Samuel Paul for Anessik Realty Corporation, owner, filed June 26, 1951 an application under sections 7e and 7h of the zoning resolution, to permit in a residence use

district portion of a lot, the erection and maintenance of stores and the parking of ten cars for a term of forty years, affecting premises 43-02 to 43-20 and 43-24 Kissena boulevard, southwest corner of Franklin avenue (Block 5137, part of Lot 2, temporarily designated as lot 100), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 24, 1951, after due notice by publication in the Bulletin; laid over to July 27, 1951 and July 31, 1951, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Franklin avenue, Kissena boulevard and the site are in a residence use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 26, 1951, acting on N.B. Applic. 2926-51, reads:

"1. The erection of retail stores & parking for 10 cars within a res. district is contrary to Article 2, section 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 283.32 feet frontage by 100 feet in depth, on which is located a 2½ story dwelling, to be removed; that it is proposed to erect a building 225.5 feet front by 68 feet and 95 feet in depth, one story, 14 feet and 12.5 feet in height, of class 3 construction, to be used as stores; that it is further proposed to use the unbuilt upon portion for the parking of ten cars; and

WHEREAS, the applicant contends that the owner owns all of block 5137 with the exception of lots 30, 32, 43 and 54 which together comprise the northeast corner of the block and in addition, the owner has title to the block to the south (Block 5142); that both of the blocks were made into super blocks and comprise what was formerly six city blocks which were parallelograms in shape; that as zoned by the City Planning commission, the block to the south has a local retail area of 38,071 square feet, which presents many disadvantages for the proper development of the area; that the balance of the owner's property is to be improved with 14 apartment houses to be built approximately 14 stories high; that the disadvantages of using the present local retail area at the northwest corner of Kissena boulevard and Elder avenue are as follows: that the maximum light and air for each of the apartment houses cannot be provided unless the local retail area can be shifted to the proposed site at the southwest corner of Kissena boulevard and Franklin avenue; that the proposed local retail area is closer to the more built up section of Flushing and spreads the parking so as not to concentrate all parking for shopping at the corner of Elder avenue and Kissena boulevard, and also that it is located in the block which has more level topography; that the owner has suggested that he be required to file a declaration of restrictions affecting the existing retail shopping area to residential purposes and appurtenant parking for at least as long a period of time as the variation is granted, and inasmuch as the mortgages will be for a term of 40 years, it is requested that the variation be granted for the same term; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions e and h, of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 2926-51, Objection 1, be and it hereby is affirmed and that the application be and it hereby is denied.

APPEALS FROM ADMINISTRATIVE DECISION

197-50-A

APPLICANT—Benjamin Saltzman, Borough Superintendent. Owner of premises—Howard Birch (Suburban House, Inc., lessee).

SUBJECT—Revocation of Certificate of Occupancy 8631 Permit 3253-1937; Certificate of Occupancy 119—Alt. 2784—1947; Certificate of Occupancy 122

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—Alt. 4765—1948; Public Assembly 121—1947 and Public Assembly 6—1949.

PREMISES AFFECTED—1190-1196 (1188 Displayed) Ocean parkway, northwest corner of Avenue L (Block 5495, Lot 1000), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Owner: John F. Fitzsimons.

ACTION OF BOARD—Appeal granted and various certificates of occupancy and permits revoked.

THE VOTE TO REVOKE VARIOUS CERTIFICATES OF OCCUPANCY AND PERMITS—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (197-50-A)

WHEREAS, Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings, Brooklyn, filed March 15, 1950 an application for revocation of certificate of occupancy No. 86313 and Permit 3253-37, certificate of occupancy 119937 and Alt. Applic. 2784-47, certificate of occupancy 122618 and Alt. Applic. 4765-48, Misc. Public Assembly Applications 121-47 and 6-49, affecting premises 1190-96 (1188 displayed) Ocean parkway and 517-529 Avenue L, northwest corner (Block 5495, Lot 1000), Borough of Brooklyn; and

WHEREAS, the applicant contends that the premises are located in a residence use district and were the subject of a variance granted by the Board May 15, 1934 under Cal. 25-34-BZ; that the building is occupied as a restaurant, bar and cabaret in violation of conditional variance granted by the Board which restricted the use to refreshment parlor and luncheonette for the service of light refreshments and sale of soda, ice cream, cigars, cigarettes and tobacco; that this appeal is to revoke certificates of occupancy, approved applications and permits which specify dining room and or restaurant as these were issued in error; and

WHEREAS, the applicant states that after the revocation of the certificates of occupancy, applications and permits herein involved, and the use, occupancy and arrangement of the premises are made to conform with the conditional variance granted by the Board under Cal. 25-34-BZ, a new and proper certificate of occupancy will be issued; and

WHEREAS, upon filing of this appeal the applicant stated to the Board that the premises were owned by Howard Birch, 311 Egmont avenue, Mt. Vernon, New York, and under lease to Suburban Houses, Inc., 1186 Ocean parkway, Brooklyn; and

WHEREAS, the Board has notified the owner and lessee of a public hearing on this appeal; and

WHEREAS, the applicant has subsequently filed with the Board a certificate of conveyance recorded in the Office of the Register of the City of New York, County of Kings, on January 6, 1950, conveying the property in question to Marion E. Birch, 311 Egmont avenue, Mt. Vernon, N. Y.; and

WHEREAS, this certificate of the Register of the City of New York contains a notation that the former owner was Bricknell Holding Company.

Resolved, that the Board of Standards and Appeals does hereby *revoke* Certificate of Occupancy 86313 and Permit 3253-37; Certificate of Occupancy 119937 and Alt. Permit 2784-47; Certificate of Occupancy 122618 and Permit under 4765-48, Public Assembly Permits under 121-47 and 6-49, and any other approved permits or certificates of occupancy issued since the last affirmative action by the Board under this Calendar Number, on May 15, 1934, as extended by obtaining permits on April 23, 1935; that the revocation of these certificates shall however be held in abeyance pending the obtaining of a new certificate of occupancy as provided for by resolution adopted this day under Cal. No. 25-34-BZ, Vol. III, but not for a term longer than 60 days from the date of this resolution.

282-51-A

APPLICANT—John T. Kelleher, Borough Superintendent.
OWNERS OF PREMISES—Josiah O. Georges and Egbert Phillips.

SUBJECT—Revocation of Certificate of Occupancy Q71897 dated March 29, 1951.

PREMISES AFFECTED—158-33 73rd avenue, north side, 180 ft. west of 160th street (Block 6821, Lot 15), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Owners: John F. Fitzsimons, Egbert Phillips, Josiah O. Georges, Patrick J. Mulene and A. V. Whitson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted; Certificate of Occupancy Q71897 revoked.

THE VOTE TO REVOKE CERTIFICATE OF OCCUPANCY Q71897—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (282-51-A)

WHEREAS, John T. Kelleher, Borough Superintendent, Department of Housing and Buildings filed April 18, 1951, an application for revocation of Certificate of Occupancy Q71897 affecting premises 158-33 73rd avenue, north side, 180 ft. west of 160th street (Block 6821, Lot 10), Flushing, Borough of Queens; and

WHEREAS, the applicant contends that this application is filed to revoke C.O. Q71897 dated March 29, 1951, which was issued in error; that N.B. 3684/50 was filed on April 28, 1950 and approved May 19, 1950, for a one-family dwelling of frame construction to be set back 35 ft. from the old N. building line of 73rd avenue; that the plot is zoned use Residence, Height 1 and Area E-1, thus requiring a 15 ft. setback from any street line as laid out upon the City map; that the surveyor employed by the builder established the front line of the dwelling only 20 ft. from old building line of 73rd avenue; that this did not allow for a 15 ft. street widening, which on June 16, 1927 was mapped for the north side of 73rd avenue; that a five ft. widening was mapped for west side of 160th street; that both of these widenings are on block 6821 which it appears caused the confusion in the surveying of the location of the building; that if the approved plans and specifications were followed, no error would have occurred; and

WHEREAS, the applicant states that the building is one story and attic, 23 ft. 6 in. in height, 34 ft. 6 in. by 24 ft. 4 in. in area, of Class 4 construction, erected March 1951 on a lot 50 ft. by 100 ft. in area in a residence use, E-1 area, Class 1 height district, for use and occupancy as a one-family dwelling; and

WHEREAS, Certificate of Occupancy Q71897 was issued March 29, 1951, upon completion of work under N.B. App. 3684/50 and permits the use of the building as a one-family dwelling; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *revoke* Certificate of Occupancy Q71897 and that a new certificate of occupancy shall be obtained in accordance with the requirements of the resolution adopted this day under Cal. 404-51-BZ.

283-51-A

APPLICANT—John T. Kelleher, Borough Superintendent.
OWNERS OF PREMISES—Josiah O. George and Egbert Phillips.

SUBJECT—Revocation of Certificate of Occupancy Q71896 dated March 29, 1951.

PREMISES AFFECTED—158-23 73rd avenue, north side,

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280 ft. west of 160th street (Block 6821, Lot 10),
Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Owners: John F. Fitzsimons, Egbert Phillips,
Josiah O. Georges, Patrick J. Mulene and A. V.
Whitson.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Certificate of Occupancy Q71896
revoked.

THE VOTE TO REVOKE CERTIFICATE OF OCCU- PANCY Q71896—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (283-51-A)

WHEREAS, John T. Kelleher, Borough Superintendent, De-
partment of Housing and Buildings, filed April 18, 1951, an
application for revocation of Certificate of Occupancy
Q71896, affecting premises 158-23 73rd avenue, north side,
280 ft. west of 160th street (Block 6821, Lot 15), Flushing,
Borough of Queens; and

WHEREAS, the applicant states that the building is one
story, 23 ft. 6 in. in height, 34 ft. 6 in. by 24 ft. 4 in. in
area, of Class 4 construction, erected March 1951, located
in a residence use, E-1 area, Class 1 height district, for oc-
cupancy as a one-family dwelling; and

WHEREAS, the applicant contends that this application is
filed to revoke C.O. Q71896 dated March 29, 1951 which
was issued in error; that N.B. 3686/50 was filed on April
28, 1950 and approved May 19, 1950 for a one-family dwelling
of frame construction to be set back 35 ft. from the old N.
building line of 73rd avenue; that the plot is zoned use Resi-
dence, Height 1 and Area E-1, thus requiring a 15 ft. set-
back from any street line as laid out upon the City map;
that the surveyor employed by the builder established the
front line of the dwelling only 20 ft. from old building line
of 73rd avenue; that this did not allow for a 15 ft. street
widening, which on June 16, 1927 was mapped for the north
side of 73rd avenue; that a five ft. widening was mapped
for west side of 160th street; that both of these widenings
are on block 6821 which it appears caused the confusion in
the surveying of the location of the building; that if the
approved plans and specifications were followed, no error
would have occurred; and

WHEREAS, Certificate of Occupancy Q71896 issued March
29, 1951, upon completion of N.B. App. 3686/50 permits the
use and occupancy of the building as a one-family dwelling;
and

WHEREAS, the premises and surrounding area were in-
spected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does
hereby *revoke* Certificate of Occupancy Q71896 and that a
new certificate of occupancy shall be obtained in accordance
with the requirements of the resolution adopted this day un-
der Cal. No. 404-51-BZ.

296-51-A

APPLICANT—Irving Adelson, for 80 Thatford Avenue
Realty Corp., owner (Pitkin Delicatessen, Inc.,
lessee).

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—74-84 Thatford street and 1715
Pitkin avenue, northwest corner (3rd floor);
(Block 3508, Lot 28), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Adelson.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners
Kleinert, Keating and Deputy Chief Guinee.. 4

THE RESOLUTION (296-51-A)

WHEREAS, Irving Adelson, for 80 Thatford Avenue
Realty Corp., owner (Pitkin Delicatessen, Inc., lessee), filed
April 26, 1951, an appeal from a decision of the borough su-
perintendent, affecting premises 74-84 Thatford street and
1715 Pitkin avenue, northwest corner (3rd floor), (Block
3508, Lot 28) Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent
dated April 26, 1951 as to Alt. Applic. 1242-47, reads:

"1. Changing occupancy in a frame bldg. from Resi-
dence to Business use, is contrary to sect. 2-1-3-5 & 4-2-1
Bldg. Code.

2. Changing occupancy from Residence & Business use
in an interconnecting Factory Bldg.—Exit should there-
fore comply with sect. 270 of Labor Law.

3. Office floor to be adequate for 50 lbs. per sq. ft.
live load as per sect. 7-3-2-2-B Code."

and

WHEREAS, the applicant states that the building is three
stories, 35 ft. in height, 40 ft. by 25 ft. in area, of class 4
construction, erected prior to 1896 located in a business use,
C area, class 1 height district, and used and occupied since
prior to 1896, cellar, ordinary; 1st floor, restaurant—40 per-
sons; 2nd floor, office, now vacant; 3rd floor, dwelling one
family, now vacant; that it is proposed to be used and occu-
pied as follows: cellar, ordinary; 1st floor, restaurant—40
persons; 2nd floor, office—5 persons; 3rd floor, office—5 per-
sons; that the building is provided with one 3 ft. 4 in. wide
wood stairs enclosed in 12 in. brick on two sides and with
wood studs, ½ in. plaster boards and plaster and metal
equipped with fireproof, self-closing doors; that stair hall
leads direct to street and is provided with a ladder and
scuttle to roof; that there is 1 fire escape on the front ex-
tending to roof but not to street or yard; that window and
door openings on the course of the fire escape are not fire-
proof, self-closing; and

WHEREAS, the applicant states that there is an extension
to this building 25 ft. by 60 ft., class 3 constructed building
on the lot, erected in 1901 and occupied as follows: 1st floor
restaurant kitchen; 2nd floor, factory; 3rd floor, factory; and

WHEREAS, the applicant contends that one means of eges
from the 2nd and 3rd floors of the building in question is
by fireproof, self-closing door directly to the stairs in the
adjoining part of the building, which stairs is enclosed in 1
in. brick walls on two sides and on the other side by wood
stud partitions covered with ½ in. plaster boards plastered
and with metal on both sides; that the other means of eges
is a fire escape with sliding drop ladder to street; and

WHEREAS, the applicant contends as to objection 1 that the
Board is requested to permit the use of the 3rd floor of the
frame building for offices as the building is on a business
street where offices are in great demand, and that the 3rd
floor cannot be rented for living quarters; that the area in-
volved is only 800 sq. ft. and is readily accessible for fire
department apparatus, having a total of 7 windows on two
streets; that the north wall is adjacent to a 12 in. brick wall
which is unpierced on 2nd and 3rd floors except for fireproof
self-closing doors; that the proposed use is less hazardous to
life and limb than the prior occupancy for living quarters;
and contends as to objection 2 that under Alt. Applic. 267-
1907 the use of the stairs for both buildings was permitted
and it is requested that this condition be allowed to remain
that it is requested that the existing 3rd floor beams be ac-
cepted as they have proved adequate for more than 50 years
and as office occupancy will be only 5 persons will not re-
quire any heavy equipment and will not impose a great
load on the floor than the previous occupancy; and

WHEREAS, the premises and surrounding area were in-
spected by a committee of the Board.

Resolved, that the decision of the borough superintende
acting on Alt. Applic. 1242-47, be and it hereby is *affirm*
and that the decision be and it hereby is *denied*.

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17-51-A

APPLICANT—Edwin F. Taylor, for William Brafman and Walter M. Goldsmith, doing business as William Brafman and Co., owners.

SUBJECT—Appeal from a decision of the borough superintendent, (under section 36 of the General City Law re buildings not fronting on legal streets).

PREMISES AFFECTED—109-25 to 109-43 and 109-47 to 109-51 172nd street; 109-32 to 109-48 and 109-52 to 109-56 173rd street; 172-03 to 172-15 Brinkerhoff avenue (Block 10262, Lot 6); 171-14 to 171-28 109th avenue; 109-14 to 109-56 172nd street and 109-25 to 109-43 172nd street (Block 10264, Lot 75), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Edwin F. Taylor and W. Brafman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (417-51-A)

WHEREAS, Edwin F. Taylor, for William Brafman and Walter M. Goldsmith, doing business as William Brafman and Co., owners, filed June 11, 1951, an application to permit erection of buildings not fronting on mapped streets, pursuant to Section 36 of the General City Law affecting premises 109-25 to 109-43 and 109-47 to 109-51 172nd street; 109-32 to 109-48 and 109-52 to 109-56 173rd street; 172-03 to 172-15 Brinkerhoff avenue (Block 10262, Lot 6); 171-14 to 171-28 109th avenue; 109-14 to 109-56 172nd street and 109-25 to 109-43 172nd street (Block 10264, Lot 75), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated June 8, 1951, as to N.B. Applications 172/51 to 182/51, reads:

"2. Each building must face a legal street, as required by Section 36 of the General City Law."

WHEREAS, the applicant has filed with the Borough Superintendent plans showing separate lots for each group of buildings and received the following objection thereon; dated June 14, 1951:

"3. Each building must face a legal street as required by Section 36 of the General City Law."

WHEREAS, the applicant states that the premises consists of lot 75 in Block 10264, having a frontage of 411.73 ft. by 104 ft. irregular and lot 6 in Block 10262, having a frontage of 513.63 ft. by 474 ft. in area, located in a residence district, Class 1 height district, on which it is proposed to erect a series of two-story 29 ft. high, Class 3 buildings, 9 ft. 9 in. by 49 ft. 11 in. in area, for occupancy as a ten-type apartment development; and

WHEREAS, the applicant contends that the proposed development will comprise a group of structural units, each unit consisting of several two-family dwelling units provided with its own zoning lot fronting on a mapped street in full compliance with the General City Law; that the relief sought is only technical in that the Borough Superintendent failed to examine each of these structural units as a separate building having its own lot and has taken the position that each separate family unit requires a separate lot extending to the mapped street; that it is therefore requested that the Board modify the decision of the borough superintendent so as to permit acceptance of the building groups proposed, each group conforming with the requirements of the General City Law, by reason of the fact that each group will be provided with its own lot extending to the mapped street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 172-51 to 182-51, inclusive, Objection 3, dated June 14, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 36 of the General City Law, *on condition* that the groups of buildings under one roof shall either face a legal street or shall have driveway or pedestrian walkways, maintained at all times from the exits and entrances of such buildings leading directly to a mapped street, all as shown on plans filed with application No. 416-51-BZ as to which a resolution has been adopted this day.

497-51-A

APPLICANT—Howard H. Snyder, for Metropolitan Life Insurance Company, owner.

SUBJECT—Application (decision of the borough superintendent) filed pursuant to Section 310 of the Multiple Dwelling Law for variation of the provisions of 102 and 231 of M. D. L. re means of egress.

PREMISES AFFECTED—1172-1178 Park avenue and 74 East 93rd street, southwest corner (5th, 6th, 8th, 9th, 11th, 12th and 13th floors); (Block 1504, Lot 40), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (497-51-A)

WHEREAS, Howard H. Snyder, for Metropolitan Life Insurance Company, owner, filed June 29, 1951, pursuant to Section 310 of the Multiple Dwelling Law, an application for variation of the provisions of Section 102 and 231 of the Multiple Dwelling Law, affecting premises 1172 to 1178 Park avenue and 74 East 93rd street, southwest corner (Apartments 5A, 6A, 9A, 11A, 8B, 12B and 13B); (Block 1504, Lot 40), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated June 25, 1951, acting on Alt. Applic. 854-51, reads:

"Disapproved 6/25/51 and objection repeated as follows:

A-1. The department has no objection to the arrangement of the egress shown on the plans filed with this application for apartments 5A, 6A, 9A, 11A and apartments 8B, 12B and 13B. These plans indicate that egress from the apartments which are to be altered will be to a stair meeting with all the requirements of Section 236 of the Multiple Dwelling Law relating to stairs in fireproof multiple dwellings and to a 'Tower fire escape' meeting with all the requirements of Section 239 of the Multiple Dwelling Law. The rearrangement of these stairs for the apartments which are to be altered indicates conformity with the provisions of Section 102 of the Multiple Dwelling Law. This is permissible under the provisions of Subdivision 5 of Section 9 of the Multiple Dwelling Law but because these stairs are not to be arranged *throughout* the dwelling so as to be in conformity with the requirements of stairs in fireproof multiple dwellings erected after April 18, 1929, this application is disapproved. See Subdivision 5 of Section 9 of the Multiple Dwelling Law which reads as follows:

"Any multiple dwelling may be altered to conform with any provision of this chapter applicable to dwellings of like class and kind and not expressly limited in application to dwellings erected after April 18, 1929, or to conform to the provisions of this chapter relating to egress, or to exits from apartments, in dwellings of like class and kind erected after such date if such dwelling also con-

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forms or is made to conform to all the requirements relating to stairs and public halls in dwellings erected after such date, except that existing dimensions of stair landings, treads and risers need not be changed."

and

WHEREAS, the decision of the borough superintendent, dated June 25, 1951, acting on amendment to Alt. Applic. 854-51, reads:

"Disapproved 6/25/51.

A-1.—Repeat, see objection on following sheet #10."

and

WHEREAS, the amendment filed June 25, 1951 to Alt. Applic. 854-51, reads:

"Reconsideration is hereby respectfully requested.

The egress from the apartments 5A, 9A, 11A and Apts. 8B, 12B and 13B which are to be altered are in conformity with the provisions of Section 102 M.D.L. and it is contemplated at a later date to rearrange the egress from all of the apartments throughout the building so that they will all be in conformity with Sec. 102."

and

WHEREAS, the applicant states that the building is 13 stories, basement and penthouse, 150 ft. in height, 105 ft. by 90 ft. 7½ in. in area, of fireproof construction, erected 1925, located on a lot 105 ft. by 100 ft. 8½ in. in area, in a residence use, B area, class 1½ height district, and used and occupied since October, 1926 as follows: cellar, boiler room, laundry and mechanical equipment; basement, one apartment, two half apartments and 10 maids' rooms; 1st floor, one apartment and two half apartments; 2nd and 3rd floors, 3 apartments each; 4th floor, 2 apartments; 5th floor, 2 apartments; 6th floor, 2 apartments; 7th floor, 3 apartments; 8th floor, 2 apartments; 9th floor, 2 apartments; 10th floor, 2 apartments; 11th floor, 3 apartments; 12th floor, 3 apartments; 13th floor, 3 apartments; penthouse, 1 apartment; and proposed to be used and occupied as follows: cellar, basement; 1st, 2nd, 3rd and 4th floors, no change; 5th floor, 3 apartments; 6th floor, 3 apartments; 7th floor, no change; 8th floor, 3 apartments; 9th floor, 3 apartments; 10th floor, no change; 11th floor, 4 apartments; 12th floor, 4 apartments; 13th floor, 4 apartments; penthouse, no change; that the building is equipped with an approved standpipe system; there is one interior 3 ft. wide iron stairs enclosed in t.c. block partitions, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street and one tower fire escape 2 ft. 11 in. in width; and

WHEREAS, the applicant states that this application is filed to permit the subdivision of apartments 5A, 6A, 8B, 9A, 11A, 12B and 13B; that similar subdivision has been made of apartments 2A, 3A, 7A, 12A, 13A, and 11B under a variance granted by the Board; and

WHEREAS, the applicant contends that it is proposed to rearrange the exits on the 5th, 6th, 8th, 9th, 11th, 12th and 13th floors as permitted under Subdivision 5 of Section 9 of the Multiple Dwelling Law; that egress from the subdivided apartments will be provided through newly created public halls in accordance with Section 103; that each apartment will have access to two stairs, one of which conforms with Section 236 and the other an interior tower fire escape in conformity with Section 239; that the tower fire escape was constructed in accordance with supplementary regulations adopted by the Department at the time of the construction of the building and also conforms with Section 234 of the Multiple Dwelling Law which specifically allows such tower fire escape or stairway as also does Section 231, Subdivision 3c and Section 231, subdivision 2; and

WHEREAS, the applicant contends that the alteration proposed will greatly improve the exit facilities of the building, particularly as it will provide a vestibule to each stair so that eventually no apartment will open directly upon a stair and such vestibule will give the tenants an additional haven of refuge in the event of fire; and

WHEREAS, under Cal. 173-50-A the Board granted a variance as to apartments 2A, 3A, 7A, 12A, 13A and 11B on the assumption that the second means of egress was a fire

tower as indicated on plans filed with such appeal; and

WHEREAS, under Cal. 628-50-A the Board denied an application for a variance as to apartment 8B, 11A and 12B after examination of plans filed with such application indicated that the second means of egress formerly described as a fire tower was actually a tower fire escape and the Board found that the tower fire escape should not be accepted to fill the requirements of a stair under Section 102 of the Multiple Dwelling Law; and

WHEREAS, it is the opinion of the Board that a tower fire escape while permissive as a second means of exit from an apartment under Section 231 is not a fire stair such as required when an existing Multiple Dwelling is remodelled under Section 102 in accordance with the permissive provisions of Section 9 paragraph 5.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 854-51, Objection A-1, dated June 25, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the apartments proposed to be altered shall be altered as proposed and as indicated on plans filed with this appeal marked "Received June 29, 1951," (8 sheets), and that when altered such apartments shall comply in full with the requirements of Section 102 and on the further condition that as soon as the owner is able to obtain possession of other apartments throughout the building that the building as a whole shall be made to comply with Section 102 under complete plans which shall be filed for the entire building; that this resolution is in addition to resolution adopted under Calendar No. 173-50-A.

498-51-A

APPLICANT—Howard H. Snyder, for Bordo Corporation owner.

SUBJECT—Application (decision of the borough superintendent) filed pursuant to Section 310 of the Multiple Dwelling Law for variation of the provisions of Sections 102 and 231 of the M.D.L. re means of egress.

PREMISES AFFECTED—45 East 85th street, north side, 70 ft. west of Park avenue (3rd and 4th floors) (Block 1497, Lot 28), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Deputy Commissioner of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Guinane.

Negative

THE RESOLUTION (498-51-A)

WHEREAS, Howard H. Snyder for Bordo Corporation owner, filed June 15, 1951 an appeal from a decision of the borough superintendent, affecting premises 45 East 85th street, north side, 70 ft. west of Park avenue (3rd and 4th floors); (Block 1497, Lot 28), Borough of Manhattan;

WHEREAS, amendment to Alt. Applic. 1215-49, filed June 6, 1951, reads:

"Due to present conditions the owner finds it impossible to make the entire alteration at this time and therefore asks to be relieved of his affidavit to alter and to be allowed to alter at this time only apartments 3C and 4C making two additional apartments 3F and 4F."

and

WHEREAS, the decision of the borough superintendent dated June 11, 1951 on such amendment, reads:

"A-7. The resolution adopted by the Board of Standards and Appeals (628-49-A) refers only to the first story, therefore, the means of egress from the second and third stories which are to be altered on the third and fourth stories must be in conformity with the provisions of Section 231 or 102 of the Multiple Dwelling Law. Attention is also called to Subdivision 5 of Section

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the Multiple Dwelling Law."

WHEREAS, the applicant states that the building is 9 stories, 100 ft. in height, 165 ft. 6 in. by 87 ft. in area, of steel frame construction, erected 1924, located on a lot 165 ft. by 87 ft. in area, in a residence use, B area, Class 1½ height district; and used and occupied since 1945—cellar, storage room, superintendent's office, storage; 1st floor, doctor apartment and office, superintendent's apartment, doctor offices, servants rooms; 2nd to 9th floors, Class A multiple dwelling, 5 apartments on the 3rd floor and 6 apartments on the 6th floor; and proposed to be used and occupied after completion of alteration as follows: cellar, no change; 1st floor, 4 doctors apartments and offices, superintendent's apartment, 3 doctors offices, superintendent's office, storage; 2nd floor, no change; 3rd floor, 6 apartments; 4th floor, 6 apartments; 5th to 9th floors, no change; that the building is equipped with an approved standpipe system; that there are 3 ft. 2 in. wide fireproof interior stairs, fireproof enclosed from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy 9436 issued April 8, 1951, upon completion of work under N.B. Applic. 132-1924 permits the use of the building as tenement but does not contain a certificate of compliance under the Multiple Dwelling Law; and

WHEREAS, the applicant contends that because of existing fire and rent laws it is impossible to alter other apartments in this line at this time and it is therefore necessary to have egress complying with Sections 103 and 231 at the same time for the new apartments on the 3rd and 4th floors since the proposed alteration is safer than the existing condition it is requested that the Board modify the decision of the borough superintendent and to allow the owner to proceed with alteration as planned and as approved by the borough superintendent prior to the amendment withdrawing affidavit to the effect that the entire alteration will be completed diligently; and

WHEREAS, the applicant further states that the typical apartment consists of two eight rooms, two seven rooms and one six room apartment on each floor; that the alteration proposed is for the front center east apartment on the 3rd and 4th floors which are vacant and which it is proposed to divide into a 4 and 2 room apartment on each floor reducing the number of rooms on the 3rd and 4th floors; that the alteration proposes egress for the new apartments 3C and 4C and 3F and 4F to comply with Sections 103 and 231 of the Multiple Dwelling Law for buildings erected after 1924 and the remainder of the apartment on the 3rd and 4th floors to retain the egress complying with Section 231 of the Multiple Dwelling Law as provided for under Sub-section 5 of Section 9 of the Multiple Dwelling Law; that the proposed 3rd and 4th floor arrangement conforms to later standards and eliminates the undesirable opening of apartments directly on a stair hall which creates smoke and hazards; that an additional vestibule and haven of refuge is created between the apartment doors and the stairways thus creating a safer and more desirable arrangement than now existing; and

WHEREAS, under Cal. 628-49-A, the Board on October 18, 1950, granted a variance so as to permit the front center east apartment on the 6th floor to be sub-divided into two apartments; and

WHEREAS, under Cal. 628-49-A, Vol. II, the Board on October 31, 1950 permitted the subdivision of the front east 7-room apartment on the 3rd floor into one 5 and one 2 room apartment.

Resolved, that the decision of the borough superintendent on amendment to Alt. Applic. 1215-49, Obj. A-7, dated July 1, 1951, be and it hereby is *modified* and that the appeal and it hereby is *granted on condition* that the apartment proposed to be altered shall be altered as proposed and indicated on plans filed with this appeal marked "Received July 9, 1951," (8 sheets), and that when altered such apartment shall comply in full with the requirements of Section 103 and 231 of the Multiple Dwelling Law and on the further condition that as soon as the owner obtains possession of other apartments throughout

the building that the building as a whole shall be made to comply with Section 102 under complete plans which should be filed for the entire building; that this resolution is in addition to the resolution adopted by the Board under Cal. No. 628-49-A relating to the 6th floor only.

500-51-A

APPLICANT—T. H. Engelhardt, for International Labour Organization, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5 East 68th street, north side, 165 ft. west of Madison avenue (cellar, basement, 1st, 2nd, 4th and 5th floors); (Block 1385, Lot 9), Borough of Manhattan.

APPEARANCES—

For Applicant: T. H. Engelhardt and Snowden T. Herrick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (500-51-A)

WHEREAS, T. H. Engelhardt, for International Labour Organization, owner, filed July 16, 1951, an appeal from a decision of the borough superintendent, affecting premises 5 East 68th street, north side, 165 ft. west of Madison avenue (Block 1383, Lot 9), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, acting as to Alt. Applic. 1010-51, dated July 13, 1951, reads:

"1. Proposed use of bldg. would require it to be of fireproof construction as per Sec. 4.2.1. Bldg. Code.

2. Exits should comply with Art. 7 of the Bldg. Code.

3. The first floor should be good for 60 lbs. per sq. ft. and 2nd, 3rd and 4th floors for 50 lbs. per sq. ft. live load as per Sec. C26-344.0 Adm. Code."

and

WHEREAS, the applicant states that the building is 5 stories, 70 ft. in height; 50 ft. by 81 ft. 2 in. average in area; of Class 3 construction; erected 1896, located on a lot 55 ft. by 100 ft. 5 in. in area, in a residence use, B area, Class 1½ height district and used and occupied since 1896 as a one family dwelling throughout, and proposed to be used and occupied upon completion of the alteration herein described as follows: cellar, boiler and storage room; basement, staff dining room, kitchen, laundry and servants dining room; 1st floor, library, reception hall and dining room, 1 person; 2nd floor, director general's office and quarters, conference room and secretary's office, 3 persons; 3rd floor, offices, 5 persons; 4th floor, offices, 8 persons; 5th floor, staff bedrooms, 5 persons; that the building is equipped with two interior wood stairs, one of which is 2 ft. 9 in. wide, enclosed in partitions of stud, lath and plaster and extends from basement to 5th floor; that the other stairs is 6 ft. wide from basement to 3rd floor and is unenclosed; and

WHEREAS, the applicant contends as to objection 1 issued by the borough superintendent that the 1st, 2nd and 2nd tiers are of fireproof construction and the other tiers are Class 3; that the owner purchased the building to provide residential facilities and other facilities for their own staff having business with the United Nations; that the owner is a specialized agency of the U. N.; that generally the occupancy of the building will be similar in character to that of a private dwelling; and

WHEREAS, the applicant contends as to Objection 2, issued by the borough superintendent that the building is provided with one enclosed stairway from basement to 5th floor 2 ft. 9 in. wide in the clear; constructed of wood, equipped with wood doors leading off platform as indicated on plans filed with this appeal and with access to the roof; that the partitions enclosing this stairway are of wood studs plastered

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both sides; that in addition to this exit there is a 6 ft. wide ornamental wood stairway from basement to 3rd floor level and an automatic elevator serving all floors from basement to the 4th floor, inclusive; that the actual occupancy will not exceed 14 persons; that of these 14 persons only 9 people will be limited to one exit; that it is proposed to install an approved wet pipe sprinkler system in the enclosed stairway from basement to 5th floor, similar to that required under the Multiple Dwelling Law for converted dwellings; and

WHEREAS, the applicant contends as to objection 3, issued by the borough superintendent as to live loads that the building was erected in 1896 at which time the live load requirements for dwellings specified in the Building Code was 60 lbs. per sq. ft.; that the Department of Housing and Buildings have no record drawings of this building and it would involve considerable hardship and expense to expose the structural conditions for verification of the designed live load; that since the old Building Code requirements were in excess of today's requirements, it is felt that the building can be accepted as fulfilling the requirements of Sec. C26-344.0 of the Administrative Building Code; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the committee noted the records under which the borough superintendent has determined that the proposed use is as a philanthropic or eleemosynary institution as permitted in a residence use district; that it has not been classed as a multiple dwelling even though there are at least five rooms to be used for sleeping purposes and that it is a public building which under the Code is not permitted to exceed 20 ft. in height.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1010-51, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

495-51-A

APPLICANT—Picto Corp., lessee—Mayfair Building, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—701-709 7th avenue, northeast corner of West 47th street (auditorium floor); (Block 1000, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Brandt, Max Roche and Leonard B. Brandt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guin

Negative

THE RESOLUTION (495-51-A)

WHEREAS, the premises were inspected by a Committee of the Board; and

WHEREAS, the theatre in the building now called the Mayfair was formerly the Columbia and was altered about 1910 from a theatre to a motion picture theatre at which time space for seatings was increased; orchestra pit built, proscenium arch and curtain removed and upon inspection it was found that there is now no fireproof proscenium curtain, fire skylight over stage or sprinkler system in a portion; and

WHEREAS, the applicant proposed to install stage sprinklers and a stage skylight in compliance with the theatre seating requirements but desired to install a draw type of curtain constructed of fireproof cloth in place of a rigid curtain required by the Code which cannot be constructed without extensive alterations to provide the required vertical position to permit raising of the fire curtain; and

WHEREAS, the Board deemed that no theatrical performance should be permitted unless a theatre complies with safety and structural requirements.

Resolved, that the appeal be and it hereby is *withdrawn*.

366-51-A

APPLICANT—Burke, Morrison and Green, for E. Koe Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 34 and 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Eziel Koe
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 8, 1951 A.M. for further consideration after applicant filed revised plans, as per Board's instructions for further argument.

Adjourned: 12:30 P.M.

JOSEPH J. DOYLE, Chief Clerk

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 36

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

CHIEF PETER LOFTUS

JOSEPH J. DOYLE, *Chief Clerk*

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in con-
nection with which court proceedings are pending or in
progress, unless exception is granted by the chairman,
nor accepted which is not filed within thirty days from
the date of the action of the Administrative Official.

Any communication purporting to be an appeal or ap-
plication shall be regarded as a mere notice of intention
to seek relief until it is filed on the form required by the
rules of this board.

Upon receipt of any such communication the writer
will be supplied with the official forms for presenting
his appeal or application.

At the time of filing an appeal or application, the ap-
pellant or applicant shall forward a signed notice of
appeal addressed to the administrative official either
borough superintendent of buildings or fire commissioner
and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans
must indicate the points of the compass so as to establish
the true location and position of the property, the sub-
ject of the appeal or application.

Appeals and applications will be simplified and disposi-
tion of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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Appeals as to Multiple Dwellings.

Rules Relating to Smoking in Factories.

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539-51-A—H.B.M.—135 East 36th street, northwest corner of Lexington avenue (5th floor); (Block 892, Lot 19), Borough of Manhattan, Alt. 898-51.

540-51-A—F.D.—63-76 to 63-82 Woodhaven boulevard, southeast corner of Penelope avenue (cellar); (Block 3014, Lot 14), Rego Park, Borough of Queens, Decision re Order No. 26593LF.

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542-51-SM—Grimes Alarm Check Valve, Model B—4 in., 6 in. and 8 in. sizes, manufactured by Raisler Corporation, Material.

543-51-BZ—H.B.Q.—183-02 to 182-20 Hillside avenue and 88-02 to 88-18 184th street and 88-01 to 88-15 183rd street (Block 9930, Lots 22, 26, 27, 31 and 39), Jamaica, Borough of Queens, Alt. 1413-51.

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546-51-SM—D-P Glazing Compound, manufactured by The Dicks-Pontius Co., Material.

547-51-SM—D-P Putty, manufactured by The Dicks-Pontius Co., Material.

548-51-SM—Hauserman Movable Partitions, Model CCA (sub-dividing partition), manufactured by The E. F. Hauserman Co., Material.

549-51-SA—Florence Radiant, Circulating, Vented Gas Room Heaters, Models RCV-428, RCVB-421, RCVB-422, RCVU-421, RCVU-422, RCV-558, RCVB-551, RCVB-552, RCVU-552, RCV-808, RCVB-801, RCVB-802 and RCVU-802, manufactured by Florence Stove Co., Appliance.

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551-51-SA—Delco Heat Oil Conversion Burners, Models F165 and F275, manufactured by Delco Appliance Division G.M.C., Appliance.

552-51-SA—Delco Heat Gas Conversion Burners, Models GC 125, 175, 225 and 300, manufactured by Delco Appliance Division, G.M.C., Appliance.

553-51-SA—Delco Heat Steel Boiler Burner Unit, Models SS, SW, SDS and SDW, manufactured by Delco Appliance Division, G.M.C., Appliance.

554-51-BZ—H.B.Q.—138-18 to 138-38 Northern boulevard, south side, 150.38 ft. east of Union street (Block 5010, Lot 28), Flushing, Borough of Queens, Amendment to N.B. 7459-50.

555-51-BZ—H.B.Q.—105 Beach 19th street, west side, 393.03 ft. south of Seagirt avenue (Block 290, Lot 35), Far Rockaway, Borough of Queens, N.B. 3832-51.

556-51-A—H.B.Q.—105 Beach 19th street, west side, 393.03 ft. south of Seagirt avenue (ground floor); (Block 290, Lot 25), Far Rockaway, Borough of Queens, N.B. 3832-51.

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SEPTEMBER 11, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 11, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

838-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubricatorium and accessory sales; premises 3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

24-51-BZ—Application, January 15, 1951, under sections 7f and 7i of the zoning resolution, of Thomas O'Rourke

Gallagher, applicant, on behalf of Sam Berger, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, motor vehicle repairs and office; premises 2240-2254 Flatbush avenue, west side, 360 ft. south of Avenue R (Block 8486, Lot 61), Borough of Brooklyn.

201-51-BZ—Application, February 2, 1951, under sections 7f and 7i of the zoning resolution, of Samuel Juster, applicant, on behalf of David D. Cantor, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, accessories, motor vehicle repairs and office for a term of fifteen years; premises 1585-1611 Ralph avenue and 6001-6005 Farragut road, northeast corner and 512-534 East 78th street (Block 7956, Lot 1), Borough of Brooklyn.

220-51-BZ—Application, March 30, 1951, under sections 7f and 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Vito Macina, Jr., owner, to permit in a business use district, the erection and maintenance of a gasoline (and oil selling) station and the parking and storage of more than five motor vehicles; premises Williamsbridge road, west side, 100 ft. north of Neill avenue (Block 4306, Lots 13 and 14), Borough of The Bronx.

480-51-BZ—Application, June 29, 1951, under sections 21 and 19b of the zoning resolution, of Loshen and Lazarus, applicants, on behalf of Prayer Holding Corporation, owner, to permit in a residence use, F area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the zoning resolution as to side and rear yards and set-backs; and with parking and garage space calculated for the development as a unit instead of individual buildings; premises 15-25 to 15-27; 15-31 to 15-53 and 15-57 to 15-59 160th street; 160-02 to 160-44 Cross Island parkway; 15-22 to 15-24 and 15-28 to 15-42 163rd street and 160-01 to 160-11; 160-19 to 160-33 and 160-41 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens.

505-51-A—15-25 to 15-27; 15-31 to 15-53 and 15-57 to 15-59 160th street; 160-02 to 160-44 Cross Island parkway; 15-22 to 15-24 and 15-28 to 15-42 163rd street and 160-01 to 160-11; 160-19 to 160-33 and 160-41 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens.

28-50-A—635-639 2nd avenue, northeast corner of 37th street, (1st floor); (Block 695, Lot 1), Borough of Brooklyn.

SEPTEMBER 11, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 11, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

236-38-SM—USG Sheetrock Pyrofill Slab Construction (reopened May 29, 1951—re amendment of resolution to include use of a new steel mesh).

814-50-SM—Natco Tex Dri-Wall.

815-50-SM—Natco Dri-Speedwall Tile.

102-51-SA—Shawinigan Acetylene Generator, Model 600-L.

155-51-SA—Edwards Closed Circuit Pull Lever, Models 1250, 1251, 1252 and 1253 (coded interior fire alarm stations—both presignal and general alarm systems).

226-51-A—307-317 Johnson avenue, north side, 554.1 ft. west of Bogart street (1st floor); (Block 3056, Lot 232), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

SEPTEMBER 18, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 18, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

912-50-BZ—Application, December 8, 1950, under sections 7h and 7A of the zoning resolution, of Frederick G. Frost, Jr., applicant, on behalf of Queens Equity Realty Co., Inc., owner (William H. Hellawell, lessee), to permit in a residence and business use district, the parking of motor vehicles for customers cars, with curb cuts more than the permitted distance from the intersection; premises 101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue, 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens.

913-50-A—101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue and 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens (under section 35 General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

914-50-BZ—Application, December 8, 1950, under sections 7c, 7h, 7A, and 21 of the zoning resolution, of Frederick G. Frost, Jr., applicant, on behalf of Queens Equity Realty Company, Incorporated, owner (William H. Hellawell, lessee), to permit in a residence use, E area district, and a business use, D area district, the erection and maintenance of a business building (retail super market, using more than the area permitted, and without the required set-back, side and rear yards; with entrances and display windows more than the permitted distance from the intersection; and to permit the parking of motor vehicles on the unbuilt upon portion of the lot; and to permit a ground sign; premises 102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens.

915-50-A—102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens (under section 35 General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

503-50-BZ—Reopened April 3, 1951 as Volume II—Application, May 24, 1951, under section 21 of the zoning resolution of Henry C. Brucker, applicant, on behalf of Casper Livoti, owner, to permit in a business use, D area district, the erection and maintenance of a building (stores), using more than the area permitted; premises 62-29 Flushing avenue, north side, 190 ft. west of Grand avenue (Block 2713, Lot 34), Maspeth, Borough of Queens.

151-51-BZ—Application, March 2, 1951, under sections 7e and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Mollie Okun, owner, to permit in a residence use, C area district, the conversion of two garages to one store, with entrance on East 16th street only, using more than the area permitted, for a term of years; premises 1601-1603 Quentin road, northeast corner of East 16th street (Block 6779, Lots 50 and 51), Borough of Brooklyn.

152-51-A—Application (decision of the borough superintendent) filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of sections 28 and 245 of the Multiple Dwelling Law re required open spaces; premises 1601-1603 Quentin road, northeast corner of East 16th street (1st floor); (Block 6779, Lots 50 and 51), Borough of Brooklyn.

60-30-BZ—Reopened May 29, 1951 as Volume II—Application, April 23, 1951, under sections 7e, 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Philip Rush, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing and motor vehicle repairs, and to permit the parking of motor vehicles waiting to be serviced; premises 84-11 to 84-19 Parsons boulevard and 158-01 to 158-07 84th road, northeast corner (Block 9789, Lot 6), Jamaica, Borough of Queens.

399-51-A—84-11 to 84-19 Parsons boulevard and 158-01 to 158-07 84th road, northeast corner (Block 9789, Lot 6), Jamaica, Borough of Queens; (under section 35 of the General City Law re bed of mapped street—proposed widening of Parsons boulevard).

731-46-BZ—Reopened June 26, 1951 for consideration as to extension of term of variance—re Application of Lama, Proskauer and Prober, applicants on behalf of F. Franklin Perrine, owner, under section 7e of the zoning resolution, to permit in a residence use district for a term of years, the change in occupancy from a public garage to factory; premises 35-38 to 35-44 30th street, west side, 143 ft. north of 36th avenue and 35-37 to 35-43 29th street (Block 341, part of Lot 6), Long Island City, Borough of Queens.

835-47-BZ—Reopened May 2, 1950 as Volume II—Application, April 21, 1950, under sections 7i, 7e and 7A of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of E. Koepfel, Inc., owner, to permit in a residence and business use district, the parking of cars on roof of existing structure with a business driveway crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection; premises 162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

366-51-A—162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

270-49-BZ—Reopened May 8, 1951 as Volume II—Application, April 25, 1951, under section 21 of the zoning resolution, of Ingram S. Carner, applicant, on behalf of 65-60 Austin Street Corporation, owner, to permit in an unrestricted use, D area district, the change in occupancy from garage for more than five motor vehicles to factory use (previously granted by the Board for garage for more than five motor vehicles, using more than the area permitted); premises 65-54 to 65-60 Austin street, south side, 234.71 ft. east of 65th road (Block 3104, Lot 97), Forest Hills, Borough of Queens.

313-51-BZ—Application, May 2, 1951, under section 7e of the zoning resolution, of Carroll Blake, applicant, on behalf of Mary Molina, owner, to permit in a residence and business use district, the installation of power saws in existing lumber storage building, to be used as a wood cabinet making shop for a term of twenty years; premises 2898-2902 Nostrand avenue, west side, 540 ft. north of Avenue P (Block 7690, Lot 73), Borough of Brooklyn.

352-51-BZ—Application, May 17, 1951, under section 7h of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of T. Victor Searing, owner, to permit in the residence use district portion of lot, the extension of existing parking and storage of more than five motor vehicles in the retail use district, for a term of years; premises 179-43 to 179-51 Hillside avenue and 97-26 Midland parkway, northwest corner (Block 9937, Lot 42), Jamaica, Borough of Queens.

358-51-BZ—Application, May 24, 1951, under section 7h of the zoning resolution of William A. Giesen, applicant,

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on behalf of Heiss and Wegmann Inc., owner, to permit in a residence use district, the parking and storage of owner's motor vehicles, and motor vehicles being repaired, no fee to be charged, for a term of five years; premises 284 East 136th street, south side, 125 ft. east of Lincoln avenue (Block 2311, Lot 10), Borough of The Bronx.

462-51-BZ—Application, June 19, 1951, under section 7d of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of estate of Katherine W. Kean, owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from resident to lecture rooms, library, offices and caretaker's apartment; premises 117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

27-40-BZ—Vol. II—Reopened July 3, 1951 for consideration as to revision of plans—re Application of Paul Friedman, applicant on behalf of Frank Derasmo, owner, under section 7c of the zoning resolution, to permit in a residence use district, the erection of an accessory building on an existing gasoline service station; premises 144-25 North Conduit avenue, north side, 215 ft. west of 135th avenue and 144-40 135th avenue (Block 2873, Lot 18), South Ozone Park, Borough of Queens.

326-37-A—Vol. II—820-824 Washington street, northwest corner of Gansevoort street (Block 644, part of Lot 1), Borough of Manhattan.

463-51-A—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 18, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:*

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

19-51-A—82-73 Parsons boulevard, southeast corner of 82nd drive (Block 6859, Lot 14), Jamaica, Borough of Queens.

66-51-A—43-14 149th place, west side, 125 ft. south of Sanford avenue (Block 5380, Lot 39), Flushing, Borough of Queens.

340-51-A—618 Lexington avenue, west side; 20 ft. 10 $\frac{3}{4}$ in. north of East 53rd street (5th floor); (Block 1308, Lot 14 $\frac{1}{2}$), Borough of Manhattan.

521-51-A—82-11 Doncaster place, east side, 68 ft. south of Edgerton road (Block 7238, Lot 17), Jamaica Estates, Borough of Queens.

357-51-A—Application pursuant to Sec. 35 of the General City Law to permit the erection of an extension of an existing building in the bed of mapped streets; premises 290 Bay street, southwest corner of Swan street (Block 502, Lot 1), Tompkinsville, Borough of Richmond.

391-51-A—2112-2114 Cornaga avenue, north side, 92.75 ft. west of Beach 21st street (Block 214, Lot 6), Far Rockaway, Borough of Queens; (under section 35 of the Gen-

eral City Law—re bed of mapped street—proposed widening of Cornaga avenue).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 25, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 25, 1951, at 10 o'clock in Room 1013, Municipal Buildings, Manhattan, on the following matters:*

136-45-BZ—Reopened July 17, 1951 for extension of time to complete—re Application of Paul Friedman, applicant on behalf of William A. White (deceased) and Nettie H. White, owners (General Outdoor Advertising Co., Inc., lessee), under section 7i of the zoning resolution, to permit in a business use district, the erection of an automobile showroom, salesroom and motor vehicle repair shop, incidental to salesroom and showroom only, with driveway and entrance more than 25 ft. from Merrick boulevard; premises 224-01 to 224-09 Merrick boulevard and 133-29 to 133-37 224th street, northeast corner (Block 12963, Lot 308), Laurelton, Borough of Queens.

209-51-BZ—Application, March 28, 1951, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Benjamin C. Nevin, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and storage, motor vehicle repairs and office; premises 146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.

284-51-BZ—Application, April 13, 1951, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Emily H. Selley, owner, to permit in a business use, C area district, the subdivision of lot into eight separate lots (Nos. 1, 2, 3, 4, 5, 6, 106 and 58) with each existing building exceeding the permissible area as to new lots, and new lots 1, 6, 106 and 58 not providing legal yards or courts, and with lot 58 exceeding permissible area for manufacturing; premises 1359-1363 (1377 displayed) Gates avenue and 357, 359, 361, 363, 363a, 365 and 367 Wilson avenue, northeast corner (Block 3334, Lots 1, 2, 3, 4, 5, 6, 106 and 58), Borough of Brooklyn.

732-41-BZ—Reopened January 9, 1951 as Volume II—re Application, December 1, 1950, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sinclair Refining Company, owner, to permit in a residence use district, the addition of motor vehicle repairs and the parking and storage of motor vehicles to existing gasoline service station, auto laundry, lubritorium, sale of accessories and office; premises 100-01 to 100-15 Beach Channel drive, 3-22 to 3-40 Beach 101st street, southeast corner and 3-31 to 3-37 Beach 100th street (Block 585, Lot 40), Rockaway Beach, Borough of Queens.

337-51-BZ—Application, May 9, 1951, under sections 7f and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Joseph DeRoss, owner, to permit in a business and residence use district, the change in occupancy from parking and storage of more than five motor vehicles, to storage garage for more than five motor vehicles, motor vehicle repairs, car washing, lubrication and office; premises 3315-3323 Tilden avenue and 390-400 East 34th street, northwest corner (Block 4904, Lots 38, 39 and 40), Borough of Brooklyn.

444-51-BZ—Application, June 19, 1951, under section 7c of the zoning resolution of Henry George Greene, applicant, on behalf of East River Service Center, Inc., owner,

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to permit in a residence use district, the change in occupancy from storage garage and motor vehicle repair shop by the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, motor vehicle repair shop and office; premises 495-499 Franklin D. Roosevelt drive, southwest corner of Delancey street, 26 Mangin street and 6 Broome street (Block 322, Lots 37, 50, 51, 52 and 53), Borough of Manhattan.

492-51-BZ—Application, July 11, 1951, under sections 7a and 7c of the zoning resolution of Howard H. Snyder, applicant, on behalf of 768 Corporation, owner, to permit in a residence use district, the enlarging of existing stores within the building by removing existing partitions of living quarters at rear of stores; premises 62 East End avenue, west side, 25 ft. 11 in. north of East 82nd street (Block 1579, Lot 24), Borough of Manhattan.

493-51-BZ—Application, July 11, 1951, under sections 7a and 7c of the zoning resolution of Howard H. Snyder, applicant, on behalf of 768 Corporation, owner, to permit in a residence use district, the enlarging of existing store within the building by removing the existing partitions of living quarters at rear of stores; premises 64 East End avenue, west side, 51 ft. 4½ in. north of East 82nd street (Block 1579, Lot 25), Borough of Manhattan.

541-51-BZ—Application, August 2, 1951, under sections 7a and 7c of the zoning resolution of Goldwater and

Flynn, applicants, on behalf of ABC Television Company, Inc., owner, to permit in a residence and business use district, the change in occupancy from garage for more than five motor vehicles and showroom, to commercial uses (stores, offices, storage, paint and carpentry shops and garage for five cars); premises 2040-2052 Broadway, northeast corner of West 70th street (Block 1142, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 3, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, October 3, 1951, at 10 o'clock in Room 1013, Municipal Buildings, Manhattan, on the following matter:

605-50-BZ—Application, August 3, 1950, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Vanhard Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and the sale of accessories for a term of fifteen years; premises 110-31 to 110-41 Horace Harding boulevard, 59-36 to 59-42 Van Doren street, northwest corner (Block 1970, Lots 39, 40 and 41), Corona, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on February 6, 1951, as they appeared in Bulletin No. 7, Vol. 36, are hereby corrected to read as follows:

915-40-BZ

APPLICANT—Lama, Proskauer and Prober, for Mayer Fish, owner (Pauline Pollack, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension of a gasoline service station and erection of a new accessory building.

PREMISES AFFECTED—639-641 4th avenue, southeast corner 19th street (Block 637, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (915-40-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the extension of a gasoline service station and the erection of a new accessory building, affecting premises 639-641 Fourth avenue, southeast corner of 19th street (Block 637, Lot 7), Borough of Brooklyn, was granted by the Board May 27, 1941 on certain conditions; and

WHEREAS, time to obtain permits and complete the work

was extended from time to time and last extended January 10, 1950; and

WHEREAS, the applicant requested a further extension of time for the completion of the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 27, 1941, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by the applicant that plans have been approved by the borough superintendent, all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. App. 198-41)."

*Correction—Relative to the New Building number, by changing 191-41 to 198-41, in last line of resolution.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on February 6, 1951, as they appeared in Bulletin No. 7, Vol. 36, are hereby corrected to read as follows:

825-50-A

APPLICANT—H. M. Hughes Co. Inc., for The Patent Scaffolding Co. Inc., owner (The Steel Scaffolding Co., Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—856 Humboldt street, east side, 75 ft. north of Calyer street (1st floor); (Block 2582, Lot 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: Theodore K. Knowles and N. A. Engelen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (825-50-A)

WHEREAS, H. M. Hughes Co., Inc., for the Patent Scaffolding Co., Inc., owner (The Steel Scaffolding Co., Inc., lessee) filed November 6, 1950 an appeal from a decision of the borough superintendent affecting premises 856 Humboldt street, east side, 75 ft. north of Calyer street (1st floor); (Block 2582, Lot 4), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated November 2, 1950 acting on B.N. 1530-50 reads:

"1. The installation of a paint dipping tank without cover and fire extinguishing media as called for under Rule 4.11 Board of Standards and Appeals Spray Rules is hereby denied."

and

WHEREAS, the applicant states that the building is one story, 16 ft. in height, 80 ft. by 200 ft. in area, of class 3 construction, without cellar located in an unrestricted use A area, class 2 height district, used and occupied since 1947 for manufacturing steel products—32 persons; that the building is equipped with a one source sprinkler system; and

WHEREAS, Certificate of Occupancy issued August 29, 1947 permits the use of the building for the manufacture of steel products in connection with the scaffolding and storage with an occupancy of 32 persons; and

WHEREAS, the applicant contends that it is not possible to provide a metal cover for the paint dipping tank which

it is proposed to install as the size of the tank as well as the method of dipping would prevent proper operation of a cover controlled by a fusible link; that in order to make the tank safe, it is proposed to equip it with a Kidde fire extinguishing system consisting of three 50 lb. Kidde cylinders to be manifolded into a common header having suitable valves discharging the gas from the cylinders to eight Kidde "L" type Multijet discharge nozzles, located around the edges of the tank, as indicated on drawings filed with this appeal; that this system will be automatic in operation by means of a Kidde quartz bulb fusible link detecting system with connecting cable and corner pulleys; that as this arrangement is in accordance with the rules of the National Board of Fire Underwriters and will properly protect against fire hazard, it is requested that the Board authorize the elimination of the customary metal cover required by rule 4.11.

Resolved, that the decision of the borough superintendent, acting on B.N. 1530-50, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the installation of a paint dipping tank without cover, substantially as proposed and as indicated on plan filed with this appeal, marked "Received November 6, 1950" (1 sheet), *on condition* that the tank shall be of the size and depth as proposed and that the depth of liquid shall be as thereon indicated; that fire protection shall be by means of installation of the Kidde system, as proposed and shown with outlet nozzles as indicated, located around the tank; that on this basis the metal cover required by Rule 4.11 of the Spray Rules of the Board may be omitted; that in all other respects the installation shall comply with the requirements of the Spray Rules of the Board and all other laws and rules applicable.

*Correction—N.B. 1530-50 changed to B.N. 1530-50.

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority

CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or

- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

Periodical Division
University of Illinois Library
Urbana, Ill.

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commission of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the Administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

OCT 15 1951

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No. 37

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

CHIEF PETER LOFTUS

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WHitehall 3-3600

OFFICE HOURS FOR PUBLIC— 9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

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PETITIONS FOR CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On August 10, 1951, Copy of Petition and Order of Certiorari was served on the Board by Hurley, Gray and Kearney, attorneys for Ken-Isle, Inc., owner in connection with denial of their application by the Board on July 10, 1951, under Section 7e of the Zoning Resolution to permit in a residence use district the erection of a gasoline service station, with lubricatorium, car washing, office and sales and minor repairs; Cal. No. 59-51-BZ; premises 18-01 to 18-09 Francis Lewis Boulevard, 159-02 to 159-06—18th Avenue and 18-02 to 18-10—160th Street, Whitestone, Borough of Queens.

* * * *

On August 8, 1951, Copy of Petition and Order of Certiorari was served on the Board by Abram Shlefstein, attorney for petitioner, adjoining and objecting property owner, Main Service Stations, Inc., in re the Board's action on July 3, 1951, granting, under Section 7c, for a term of ten (10) years or less, if property is condemned for a proposed merchantile center for a housing project, a variation, permitting the extension and alteration of existing gasoline service station; Cal. No. 926-50-BZ; premises 401-409 Madison Street, southwest corner of Grand Street, Borough of Manhattan.

* * * *

On Sept. 10, 1951, Copy of Petition and Order of Certiorari was served on the Board by Levine & Habas, attorneys for Morris and Sylvia Philip, petitioner and owner of adjoining premises, seeking a review of the Board's action on July 17, 1951, denying their appeal from a decision of the Borough Superintendent, refusing to revoke approval of Alteration Application for change of occupancy of Premises 2505 Grand Avenue, Northwest corner of West 190th Street, Borough of The Bronx; Cal. No. 383-51-A.

COURT DECISION

Matter of 359 West 34th Street; Inc.;—On December 5, 1950, the Board granted, under Sections 7e and 21 of the Zoning Resolution, a variance permitting, for a term of fifteen (15) years, on a residence portion of a lot, located in a residence and business use district, the erection of an automobile laundry and, also, erection of two buildings on one lot; Cal. No. 614-50-BZ; premises 153-32 Hillside Avenue, south side, 111.50 ft. west of Parsons Boulevard, and 153-31 88th Avenue, Jamaica, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Pette reversed the Board and in his decision stated, among other things, that "the area which is already a traffic bottleneck would, if the variance is upheld, be further endangered by additional hazards and traffic jams . . ." (New York Law Journal, August 23, 1951, page 306).

Notice of appeal to the Appellate Division is being filed.

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All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HARRIS H. MURDOCK, Chairman.

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568-51-SM—Eraydo Alloy Zinc Cavity Wall Tie, Model 148-EA (wall tie for anchoring hollow wall withes together—cavity wall), manufactured by Hohmann and Barnard Inc., Material.

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DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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SEPTEMBER 11, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 11, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

838-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubritorium and accessory sales; premises 3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

24-51-BZ—Application, January 15, 1951, under sections 7f and 7i of the zoning resolution, of Thomas O'Rourke Gallagher, applicant, on behalf of Sam Berger, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office; premises 2240-2254 Flatbush avenue, west side, 360 ft. south of Avenue R (Block 8486, Lot 61), Borough of Brooklyn.

201-51-BZ—Application, February 2, 1951, under section 7f and 7i of the zoning resolution, of Samuel Juster, applicant, on behalf of David D. Cantor, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, accessories, motor vehicle repairs and office for a term of fifteen years; premises 1585-1611 Ralph avenue and 6001-6005 Farragut road, northeast corner and 512-534 East 78th street (Block 7956, Lot 1), Borough of Brooklyn.

220-51-BZ—Application, March 30, 1951, under section 7f and 7h of the zoning resolution, of William A. Gieser, applicant, on behalf of Vito Macina, Jr., owner, to permit in a business use district, the erection and maintenance of a gasoline (and oil selling) station and the parking and storage of more than five motor vehicles; premises Williamsbridge road, west side, 100 ft. north of Neill avenue (Block 4306, Lots 13 and 14), Borough of The Bronx.

480-51-BZ—Application, June 29, 1951, under sections 2 and 19b of the zoning resolution, of Loshen and Lazarus, applicants, on behalf of Prayer Holding Corporation, owner, to permit in a residence use, F area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the zoning resolution as to side and rear yards and set-backs; and with parking and garage space calculated for the development of a unit instead of individual buildings; premises 15-25 to 15-27; 15-31 to 15-53 and 15-57 to 15-59 160th street.

CALENDAR

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28-50-A—635-639 2nd avenue, northeast corner of 37th street, (1st floor); (Block 695, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 11, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 11, 1951, at 2 o'clock in Room 013, Municipal Building, Manhattan on the following matters:

36-38-SM—USG Sheetrock Pyrofill Slab Construction reopened May 29, 1951—re amendment of resolution to include use of a new steel mesh).

14-50-SM—Natco Tex Dri-Wall.

15-50-SM—Natco Dri-Speedwall Tile.

02-51-SA—Shawinigan Acetylene Generator, Model 00-L.

55-51-SA—Edwards Closed Circuit Pull Lever, Models 250, 1251, 1252 and 1253 (coded interior fire alarm stations—both presignal and general alarm systems).

56-51-A—307-317 Johnson avenue, north side, 554.1 ft. west of Bogart street (1st floor); (Block 3056, Lot 232), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 18, 1951, at 10 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

2-50-BZ—Application, December 8, 1950, under sections 7A and 7B of the zoning resolution, of Frederick G. Frost, Jr., applicant, on behalf of Queens Equity Realty Co., Inc., owner (William H. Hellawell, lessee), to permit in residence and business use district, the parking of motor vehicles for customers cars, with curb cuts more than the permitted distance from the intersection; premises 101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue, 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens.

1-50-A—101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue and 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens (under section 35 General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

2-50-BZ—Application, December 8, 1950, under sections 7A, 7B, and 21 of the zoning resolution, of Frederick G. Frost, Jr., applicant, on behalf of Queens Equity Realty Company, Incorporated, owner (William H. Hellawell, lessee), to permit in a residence use, E area

district, and a business use, D area district, the erection and maintenance of a business building (retail super market, using more than the area permitted, and without the required set-back, side and rear yards; with entrances and display windows more than the permitted distance from the intersection; and to permit the parking of motor vehicles on the unbuilt upon portion of the lot; and to permit a ground sign; premises 102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens.

915-50-A—102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens (under section 35 General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

503-50-BZ—Reopened April 3, 1951 as Volume II—Application, May 24, 1951, under section 21 of the zoning resolution of Henry C. Brucker, applicant, on behalf of Casper Livoti, owner, to permit in a business use, D area district, the erection and maintenance of a building (stores), using more than the area permitted; premises 62-29 Flushing avenue, north side, 190 ft. west of Grand avenue (Block 2713, Lot 34), Maspeth, Borough of Queens.

151-51-BZ—Application, March 2, 1951, under sections 7e and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Mollie Okun, owner, to permit in a residence use, C area district, the conversion of two garages to one store, with entrance on East 16th street only, using more than the area permitted, for a term of years; premises 1601-1603 Quentin road, northeast corner of East 16th street (Block 6779, Lots 50 and 51), Borough of Brooklyn.

152-51-A—Application (decision of the borough superintendent) filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of sections 28 and 245 of the Multiple Dwelling Law re required open spaces; premises 1601-1603 Quentin road, northeast corner of East 16th street (1st floor); (Block 6779, Lots 50 and 51), Borough of Brooklyn.

60-30-BZ—Reopened May 29, 1951 as Volume II—Application, April 23, 1951, under sections 7e, 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Philip Rush, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing and motor vehicle repairs, and to permit the parking of motor vehicles waiting to be serviced; premises 84-11 to 84-19 Parsons boulevard and 158-01 to 158-07 84th road, northeast corner (Block 9789, Lot 6), Jamaica, Borough of Queens.

399-51-A—84-11 to 84-19 Parsons boulevard and 158-01 to 158-07 84th road, northeast corner (Block 9789, Lot 6), Jamaica, Borough of Queens; (under section 35 of the General City Law re bed of mapped street—proposed widening of Parsons boulevard).

731-46-BZ—Reopened June 26, 1951 for consideration as to extension of term of variance—re Application of Lama, Proskauer and Prober, applicants on behalf of F. Franklin Perrine, owner, under section 7e of the zoning resolution, to permit in a residence use district for a term of years, the change in occupancy from a public garage to factory; premises 35-38 to 35-44 30th street, west side, 143 ft. north of 36th avenue and 35-37 to 35-43 29th street (Block 341, part of Lot 6), Long Island City, Borough of Queens.

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835-47-BZ—Reopened May 2, 1950 as Volume II—Application, April 21, 1950, under sections 7i, 7e and 7A of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of E. Koeppel, Inc., owner, to permit in a residence and business use district, the parking of cars on roof of existing structure with a business driveway crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection; premises 162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

366-51-A—162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

270-49-BZ—Reopened May 8, 1951 as Volume II—Application, April 25, 1951, under section 21 of the zoning resolution, of Ingram S. Carner, applicant, on behalf of 65-60 Austin Street Corporation, owner, to permit in an unrestricted use, D area district, the change in occupancy from garage for more than five motor vehicles to factory use (previously granted by the Board for garage for more than five motor vehicles, using more than the area permitted); premises 65-54 to 65-60 Austin street, south side, 234.71 ft. east of 65th road (Block 3104, Lot 97), Forest Hills, Borough of Queens

313-51-BZ—Application, May 2, 1951, under section 7e of the zoning resolution, of Carroll Blake, applicant, on behalf of Mary Molina, owner, to permit in a residence and business use district, the installation of power saws in existing lumber storage building, to be used as a wood cabinet making shop for a term of twenty years; premises 2898-2902 Nostrand avenue, west side, 540 ft. north of Avenue P (Block 7690, Lot 73), Borough of Brooklyn.

352-51-BZ—Application, May 17, 1951, under section 7h of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of T. Victor Searing, owner, to permit in the residence use district portion of lot, the extension of existing parking and storage of more than five motor vehicles in the retail use district, for a term of years; premises 179-43 to 179-51 Hillside avenue and 87-26 Midland parkway, northwest corner (Block 9937, Lot 42), Jamaica, Borough of Queens.

358-51-BZ—Application, May 24, 1951, under section 7h of the zoning resolution of William A. Giesen, applicant, on behalf of Heiss and Wegmann Inc., owner, to permit in a residence use district, the parking and storage of owner's motor vehicles, and motor vehicles being repaired, no fee to be charged, for a term of five years; premises 284 East 136th street, south side, 125 ft. east of Lincoln avenue (Block 2311, Lot 10), Borough of The Bronx.

462-51-BZ—Application, June 19, 1951, under section 7d of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of estate of Katherine W. Kean, owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from resident to lecture rooms, library, offices and caretaker's apartment; premises 117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

27-40-BZ—Vol. II—Reopened July 3, 1951 for consideration as to revision of plans—re Application of Paul Friedman, applicant on behalf of Frank Derasmo, owner, under section 7c of the zoning resolution, to permit in a residence use district, the erection of an accessory building on an existing gasoline service station; premises 144-25 North Conduit avenue, north side, 215 ft. west of 135th avenue and 144-40 135th avenue (Block 2873, Lot 18), South Ozone Park, Borough of Queens.

326-37-A—Vol. II—820-824 Washington street, northwest corner of Gansevoort street (Block 644, part of Lot 1), Borough of Manhattan.

463-51-A—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 18, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:*

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

19-51-A—82-73 Parsons boulevard, southeast corner of 82nd drive (Block 6859, Lot 14), Jamaica, Borough of Queens.

66-51-A—43-14 149th place, west side, 125 ft. south of Sanford avenue (Block 5380, Lot 39), Flushing, Borough of Queens.

340-51-A—618 Lexington avenue, west side; 20 ft. 10 3/4 in. north of East 53rd street (5th floor); (Block 1308, Lot 14 1/2), Borough of Manhattan.

521-51-A—82-11 Doncaster place, east side, 68 ft. south of Edgerton road (Block 7238, Lot 17), Jamaica Estates, Borough of Queens.

357-51-A—Application pursuant to Sec. 35 of the General City Law to permit the erection of an extension of an existing building in the bed of mapped streets; premises 290 Bay street, southwest corner of Swan street (Block 502, Lot 1), Tompkinsville, Borough of Richmond.

391-51-A—2112-2114 Cornaga avenue, north side, 92.7 ft. west of Beach 21st street (Block 214, Lot 6), Far Rockaway, Borough of Queens; (under section 35 of the General City Law—re bed of mapped street—proposed widening of Cornaga avenue).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 25, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 25, 1951, at 10 o'clock in Room 1013, Municipal Buildings, Manhattan, on the following matters:*

136-45-BZ—Reopened July 17, 1951 for extension of time to complete—re Application of Paul Friedman, applicant on behalf of William A. White (deceased) and Nettie H. White, owners (General Outdoor Advertising Co. Inc., lessee), under section 7i of the zoning resolution to permit in a business use district, the erection of a automobile showroom, salesroom and motor vehicle repair shop, incidental to salesroom and showroom only with driveway and entrance more than 25 ft. from Merrick boulevard; premises 224-01 to 224-09 Merrick boulevard and 133-29 to 133-37 224th street, northeast corner (Block 12963, Lot 308), Laurelton, Borough of Queens.

CALENDAR

209-51-BZ—Application, March 28, 1951, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Benjamin C. Nevin, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and storage, motor vehicle repairs and office; premises 146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.

284-51-BZ—Application, April 13, 1951, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Emily H. Selley, owner, to permit in a business use, C area district, the subdivision of lot into eight separate lots (Nos. 1, 2, 3, 4, 5, 6, 106 and 58) with each existing building exceeding the permissible area as to new lots, and new lots 1, 6, 106 and 58 not providing legal yards or courts, and with lot 58 exceeding permissible area for manufacturing; premises 1359-1363 (1377 displayed) Gates avenue and 357, 359, 361, 363, 363a, 365 and 367 Wilson avenue, northeast corner (Block 3334, Lots 1, 2, 3, 4, 5, 6, 106 and 58), Borough of Brooklyn.

32-41-BZ—Reopened January 9, 1951 as Volume II—Application, December 1, 1950, under sections 7c and 7d of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sinclair Refining Company, owner, to permit in a residence use district, the addition of motor vehicle repairs and the parking and storage of motor vehicles to existing gasoline service station, auto laundry, lubritorium, sale of accessories and office; premises 100-01 to 100-15 Beach Channel drive, 3-22 to 3-40 Beach 101st street, southeast corner and 3-31 to 3-37 Beach 100th street (Block 585, Lot 40), Rockaway Beach, Borough of Queens.

7-51-BZ—Application, May 9, 1951, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Joseph DeRoss, owner, to permit in a business and residence use district, the change in occupancy from parking and storage of more than five motor vehicles, to storage garage for more than five motor vehicles, motor vehicle repairs, car washing, lubrication and office; premises 3315-3323 Tilden avenue and 390-400 West 34th street, northwest corner (Block 4904, Lots 38, 39 and 40), Borough of Brooklyn.

4-51-BZ—Application, June 19, 1951, under section 7c of the zoning resolution of Henry George Greene, applicant, on behalf of East River Service Center, Inc., owner, to permit in a residence use district, the change in occupancy from storage garage and motor vehicle repair shop to the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, motor vehicle repair shop and office; premises 495-499 Franklin D. Roosevelt drive, southwest corner of Delancey street, 26 Mangin street and 6 Broome street (Block 322, Lots 37, 50, 51, 52 and 53), Borough of Manhattan.

1-51-BZ—Application, July 11, 1951, under sections 7a and 7c of the zoning resolution of Howard H. Snyder, applicant, on behalf of 768 Corporation, owner, to permit in residence use district, the enlarging of existing stores in the building by removing existing partitions of living quarters at rear of stores; premises 62 East End avenue, west side, 25 ft. 11 in. north of East 82nd street (Block 1579, Lot 24), Borough of Manhattan.

1-51-BZ—Application, July 11, 1951, under sections 7a and 7c of the zoning resolution of Howard H. Snyder, applicant, on behalf of 768 Corporation, owner, to permit in residence use district, the enlarging of existing store in the building by removing the existing partitions of living quarters at rear of stores; premises 64 East End avenue, west side, 51 ft. 4½ in. north of East 82nd street (Block 1579, Lot 25), Borough of Manhattan.

541-51-BZ—Application, August 2, 1951, under sections 7a and 7c of the zoning resolution of Goldwater and Flynn, applicants, on behalf of ABC Television Company, Inc., owner, to permit in a residence and business use district, the change in occupancy from garage for more than five motor vehicles and showroom, to commercial uses (stores, offices, storage, paint and carpentry shops and garage for five cars); premises 2040-2052 Broadway, northeast corner of West 70th street (Block 1142, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 25, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, September 25, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matter:

499-51-A—Application filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of section 177 of the Multiple Dwelling re yards and courts; premises 8 East 76th street, south side, 175 ft. east of 5th avenue (cellar floor); (Block 1390, Lot 65), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 3, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, October 3, 1951, at 10 o'clock in Room 1013, Municipal Buildings, Manhattan, on the following matters:

605-50-BZ—Application, August 3, 1950, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Vanhard Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and the sale of accessories for a term of fifteen years; premises 110-31 to 110-41 Horace Harding boulevard, 59-36 to 59-42 Van Doren street, northwest corner (Block 1970, Lots 39, 40 and 41), Corona, Borough of Queens.

559-47-BZ—Reopened April 10, 1951 as Volume II—Application, March 12, 1951, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober on behalf of Abe Messinger, owner (Ace Automobile Sales Co., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; premises 1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn.

415-50-BZ—Application, June 14, 1950, under section 7h of the zoning resolution, of Joseph A. Doyle, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

787-50-BZ—Application, October 16, 1950, under section 7c of the zoning resolution of Simeon Heller, for Anna Di Agostino, owner (Jerry and Leonardo, Inc., lessee), to permit in a business use district, the extension of (in use and area), an existing gasoline service station and motor vehicle repair shop (previously granted by the Board for a term of years—expires June 28, 1951), to be used as a gasoline service station, office, salesroom,

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motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona, Borough of Queens.

263-51-BZ—Application, April 10, 1951, under section 7e of the zoning resolution of Lama, Proskauer and Prober, for Thomas Amari, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sales and storage of accessories, motor vehicle repair shop, boiler room and office; premises 2003-2013 Rockaway parkway and

9705-9711 Sea View avenue, northwest corner (Block 8300, Lots 8 and 13), Borough of Brooklyn.

381-51-BZ—Application, June 1, 1951, under sections 7c, 21 of the zoning resolution of Lehman and Fitzsimons, for Gustav F. Veirman, owner, to permit in a residence use district, the extension to an existing riding stable; premises 231-11 56th road, north side, from Easthampton boulevard to 232nd street, 29-37 Easthampton boulevard and 53-50 to 53-62 232nd street (Block 7510, Lot 33), Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

MINUTES

BOARD OF STANDARDS AND APPEALS

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 24, 1951, as they appeared in Bulletin No. 31, Vol. 36, are hereby corrected to read as follows:

1006-46-BZ—Vol. II

APPLICANT—Harry B. Lindberg, for The Borden Co., owner.

SUBJECT—Application reopened May 22, 1951—re Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from dairy plant (milk bottling), stable, storage and the parking of more than five motor vehicles and trailers, and storage to manufacturing of dairy products (ice cream and syrups) using more than permitted area for manufacturing use.

PREMISES AFFECTED—2840-2862 Atlantic avenue, 181-207 Schenck avenue, southeast corner and 250-272 Barbey street (Block 3964, Lots 4, 5, 6, 8, and 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: T. J. Mahoney and Harry B. Lindberg.

For Opposition: G. F. Perkins.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1006-46-BZ—Vol. II)

WHEREAS, Harry B. Lindberg for The Borden Company, owner, filed April 30, 1951 an application under sections 7a and 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from dairy plant (milk bottling), stable, storage and the parking of more than five motor vehicles and trailers, and storage to manufacturing of dairy products (ice cream and syrups) using more than permitted area for manufacturing use, affecting premises 2840 to 2862 Atlantic avenue, 187 to 207 Schenck avenue, southeast corner, and 250 to 272 Barbey street (Block 3964, Lots 4, 5, 6, 8, and 23), Borough of Brooklyn, and

WHEREAS, this application was reopened as Volume II on May 22, 1951 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on July 24, 1951 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning reso-

lution show that Atlantic avenue is in a business use, C area class 1 height district, and that Barbey street, Schenck avenue and the site in a residence and business use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent dated April 13, 1951 acting on Alt. Applic. 972-51, reads

"1. Changing occupancy from dairy plant, stable & storage, to manufacturing in Business & Resid. use district is contrary to Sect. 3, Art. II Zone Resolution."

2. Area for manufacturing use in a business use district should comply with Sect. 4c, Art. II of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 200.8 feet frontage by 201 feet and 235 feet depth (irregular); that the buildings are indicated upon the plot plans as A, B, C and D; that building C is a three-story structure occupying the whole block front facing Atlantic avenue between Schenck avenue and Barbey street used for the manufacturing and processing of dairy products, bottling and distribution; that building D is a one-story building directly to the rear of building C, used for loading purposes; that buildings A and B are three-story former stable buildings directly to the rear of building D; that the buildings are adjoining and interconnected at the ground floor level; that it is proposed to continue to manufacture dairy products in building C; to occupy building D for loading purposes; to extend manufacturing into buildings A and D; to continue to occupy the parking lot to the rear of the buildings for company and employee trucks and cars; to request the acceptance of existing building areas not contrary to present codes and existing exit facilities together with new exits to be provided; and

WHEREAS, the applicant states that building A is of class 1 construction, three stories, with a fireproof enclosed stairway from 1st to 3rd floors located at the northeast corner of the building, discharging into the loading building at thence to Barbey street at grade level; that there is also a fireproof stairway located at the west side of the building leading from the 2nd floor to the roof; that it is proposed to remove the present horse ramp from the 1st floor to the 2nd floor and to fill in the opening at the 2nd floor; that it is further proposed to install new belt and vertical type conveyors from 1st to 3rd floors for the transfer of materials and to provide the necessary openings and enclosures for the same to construct new passageways at the 2nd and 3rd floor levels between buildings A and C, above building D; that building B is a three-story brick structure of mixed construction; that the 2nd floor consists of a 4 inch concrete slab supported upon steel beams without fireproofing; that the 3rd floor and roof consists of 1 inch wood planking supported upon unprotected steel beams that access to building A at the 2nd and 3rd floor level is through openings provided with fire doors; there is also an existing open steel and concrete bridge between buildings

MINUTES

gs B and C at the 3rd floor level used for the transfer materials only; that it is proposed to construct a new enclosed fireproof stair at the southwest corner of the building leading from 1st floor to roof and discharging directly into Schenck avenue at grade; that there is no cellar; that there is an existing standpipe system in buildings A and C; that since the combined area of these buildings is less than 10,000 square feet and egress is provided at either side to the street, acceptance of these facilities is requested; that Building D will continue to be used for loading purposes; that it is a paved area covered by a roof consisting of steel trusses, corrugated iron and copper and wire glass skylights; that it is proposed to extend present loading platforms here; that proposed alterations in building C will consist of interior partition changes, the installation of new and larger steel windows in certain rooms replacing present openings and the installation of new floor and wall finishes; that mechanical and plumbing services will be modernized; that the existing mezzanine contains storage racks only and no one will be permanently employed here, except for an occasional visit; that adequate new toilet and shower room facilities, locker rooms, etc., are provided; that it is further proposed to reinforce the second floor of building A by the installation of new steel beams and columns at the mid point of existing spans; that the floors of all other buildings are adequate for the proposed usage under code; and

WHEREAS, the applicant contends that these buildings were erected before the zoning resolutions were in effect; that from 1916 to May 15, 1941 all of this area was in the unrestricted use classification and that all of the Borden Co. property was acquired prior to this time; that in 1941 this tract was changed to business use along Atlantic avenue and residential use along the side streets; that the block in which this property is located is predominantly industrial in character and the requested extension of manufacturing to present buildings located upon the same lot is in keeping with the general neighborhood; that the present resolution does not contemplate the expansion of present buildings upon the plot beyond the construction of connecting passages between buildings at the 2nd and 3rd floor levels; that it is proposed to renovate the present buildings and to adapt them to changing requirements of the owner's business; that it is desired to install newer and more modern processing equipment but that the structural limitations of the present plan building are insurmountable and it is before proposed to locate certain plant operations in the inner stable buildings A and B; that denial of this application will be a hardship to the Borden company as all the property was acquired when this area was in an unrestricted use, with the expectation of providing for future expansion, and represents a large capital investment; that it is desirable that this operation be located in this city, being part of a distribution system in existence many years; that it is increasingly difficult, under present zoning regulations, to obtain industrial sites or to extend existing facilities when of the size of the property involved; that it would also be a hardship for employees, many of whom are skilled in their particular occupations after many years of service with the company, if the business was forced to locate elsewhere; that granting this request will be of benefit to the neighborhood because the property will be renovated, improving property values; and

WHEREAS, the applicant states that the total floor area in building C is 48,594 square feet and that the proposed area for manufacturing is 30,375 square feet; that the total lot in business zone (balance residence) is 20,000 square feet and that the excess of manufacturing over lot area is 15,375 square feet or 52%; that manufacturing area in business zone is 9700 square feet; that the loading building is in business and residence zone occupies 7800 square feet; that the total ground floor areas of all buildings is 100,000 square feet and that the total area of the lot is 43,600 square feet; and

WHEREAS, the premises and surrounding area were investigated by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions a and c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7a and 7c thereof, to permit the extension of the factory use, as proposed and as indicated on plans filed with this application marked "Received April 30, 1951," 9 sheets, and "June 21, 1951," 3 sheets, and "July 5, 1951," 6 sheets, *on condition* that the building shall not be increased further in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board this day under Cal. 374-51-A; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution and a superseding certificate of occupancy shall be obtained.

*Correction—The date of plans marked "June 12, 1951" changed to "June 21, 1951" in the resolution.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 17, 1951, as they appeared in Bulletin No. 30, Vol. 36, are hereby corrected to read as follows:

347-51-A

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Appeal from decision of the borough superintendent.

PREMISES AFFECTED—76-120 North Portland avenue and 21-39 Auburn place, northwest corner (2nd floor); (Block 2039, Lot 101), Borough of Brooklyn.

APPEARANCES—

For Applicant: A. Beresniskoff and S. Greenhill.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (347-51-A)

WHEREAS, Albert B. Bauer, for Department of Public Works of the City of New York, owner, filed May 2, 1951, an appeal from a decision of the borough superintendent, affecting premises 76 to 120 N. Portland avenue and 21 to 39 Auburn place, northwest corner (2nd floor); (Block 2039, Lot 101), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated April 26, 1951, as to N.B. Applic. 435-50, reads:

"1. Provide 2 means of egress from second floor remote from each other as per Section 6.1.2.4 Building Code and 6.1.2.2.3 Building Code.

2. Stairs to be adequate as per 6.4.1.1 B.C. for the number of occupants as computed according to 6.1.2.3 B.C."

and

WHEREAS, the applicant states that the proposed building will be two stories, 39.8 ft. in height; 200 ft. by 58 ft. in area; of Class 1 construction, on a lot 489.9 ft. by 200 ft. in area; in a residence use, D area, Class 1 height district; and used and occupied—basement, mechanical equipment, and clinic, 47 persons; 1st floor, administrative office, clinic and doctors offices, 89 persons; 2nd floor, clinics, 90 persons; that the building will be equipped with an approved stand-

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pipe system and approved sprinkler system and approved interior fire alarm system; that monthly fire drills will be maintained; that there will be two 3 ft. 8 in. wide interior fireproof stairs, fireproof enclosed, equipped with 1½ hour fireproof self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant contends as to Objection 1 issued by the borough superintendent that the stairs are remote from each other by a distance of 30 ft.; that the north stairway will be approximately 32 ft. from the north treatment rooms and the south stairway approximately 44 ft. from the south treatment rooms; that this building will serve ambulatory patients only and has been planned to provide an efficient and progressive circulation of the patients from one treatment room to the next; that the service core consisting of stairways, elevator and other facilities is so located as to afford a safe means of egress; that the stairways will be visible from the main corridor and adequate exit signs will be provided to facilitate ease of egress; that the borough superintendent's objection is only as to the 2nd floor; that the clinic will be in operation between the hours of 9 A.M. and 4 P.M. and patients will be detained on the ground floor under supervision until allowed to proceed to the second floor for treatment; that there will be 34 treatment rooms on the 2nd floor and not more than 68 patients will be permitted to advance to the 2nd floor at any one time and patients will be under constant supervision of trained personnel on the 1st and 2nd floors and will therefore be well distributed throughout the building; and

WHEREAS, the applicant contends as to Objection 2, issued

by the borough superintendent, that the number of patients on the 2nd floor will not exceed 68 persons and as the two stairways proposed, each comprised of a double run, 4 ft. wide per run, have a capacity of 95 persons computed on the basis of a 3 ft. 8 in. wide stairway, the stairs are therefore adequate within the intent of the Building Code for the number of occupants proposed; that it is of paramount importance that the clinics be arranged continuously as shown on the plans filed with this appeal in order that the treatment rooms of one service may be expendable for use by another service; that this feature is important during the present time when a nursing shortage and a shortage of doctors is making itself felt inasmuch as the proposed circulation plan would enable one doctor to attend patients in two or more adjoining treatment rooms.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 435/50, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby *granted* to permit the location of stairs as proposed, *condition* that they shall comply in all other respects with the requirements of the Building Code; that there shall be an occupancy of not over 70 patients on the second floor; that the proposed standpipe system, sprinkler system, interior fire alarm system and fire drills shall be maintained as proposed, all as shown on plans filed with this appeal marked "Received May 2, 1951" (9 sheets); and that the building shall not be increased in height or area.

*Correction—The word "persons" changed to "patients", line 75 of the resolution.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.
Fifth, That the business of the Board is to dispose of cases promptly; therefore, no appeal or application shall be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and copies required by law are supplied, as specified on the back of the appeal or application forms.

Applicants, under the building zone resolution, are required to file one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 38

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

CHIEF PETER LOFTUS

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WHitehall 3-3600

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INTERDEPARTMENTAL MEMORANDUM BERNARD J. GILLROY, COMMISSIONER DEPARTMENT OF HOUSING AND BUILDINGS

June 11, 1951

The Board of Standards and Appeals is suffering in the same manner as is this department from lack of sufficient help to keep its work current and has been compelled to discontinue forwarding copies of resolutions adopted on individual cases.

It will be necessary to take from the Bulletins the record of such Board cases as affect your Borough and place same in the case file. I suggest that the procedure followed by Superintendent Saltzman might well be adopted. He requires the applicant to file two copies of the Board of Standards and Appeals' Bulletin containing the individual case involved, from which the case record is cut out, one copy going to the inspector and the other filed with the case.

NOTE—It is not the intention of discontinuing sending these resolutions, but for the reasons stated there will be a delay in sending them.

H.H.M.

COURT DECISIONS

Matter of Kent Stores, Inc. (Murdock)—On December 21, 1948, the Board denied an appeal from a decision of the borough superintendent, who held that if dry cleaning is being carried on at these locations, it is not considered to be dry cleaning within the meaning of the Zoning Resolution and is not a violation of Article 2, Section 4a, Subdivision 11 of the Zoning Resolution as the fluid used is not a volatile inflammable oil. The Board deemed that there was no evidence submitted which the Board could consider conclusive that the fluid used, if above 100° F. flashpoint, and the machine and equipment used, are noxious or offensive by reason of the emission of odor, smoke, dust, gas or noise; premises 4822 Fort Hamilton Parkway, W.S., 20 ft. 6 in. north of 49th St., Borough of Brooklyn; Cal. No. 165-47-A.

Court proceedings were instituted by attorney for petitioner, seeking a review of the Board's denial of appeal.

At Special Term, Part I, of the Supreme Court, Mr. Justice Beldock, sustained the Board. Copy of said decision appears in Board's Bulletin of March 28, 1950.

Upon further review by the Appellate Division, the court stated, in part, as follows:

"... The principal purpose of the application before the Board of Standards and Appeals and of this proceeding to review the Board's determination is to obtain an opinion which would be essentially of an advisory nature. Neither the Board nor the courts have jurisdiction to entertain any such application or proceeding."

The Opinion was written by Chief Justice Nolan and concurred in by the other Justices, and Mr. Justice Adel, in concurring, stated:

"... that there is no evidence in the record that the single store premises, to which the proceeding is limited, are being used in violation of the Zoning Resolution, however, interpreted."

(N.Y. Law Journal, June 5, 1951, page 2079).

Appellant has filed Motion for leave to appeal to the Court of Appeals.

* * * *

Matter of Di Bari vs. Board—On January 25, 1949, the Board denied, under Sections 7e and 21 of the Zoning Resolution, a variance to permit in a residence and business use, C area dis-

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574-51-A—F.D.—441 East 20th street, north side, 416 ft. east of 1st avenue (cellar); (Block 978, Lot 1), Borough of Manhattan, Decision.

575-51-A—F.D.—510 East 23rd street, south side, 180.47 ft. west of Franklin D. Roosevelt drive (cellar); (Block 978, Lot 1), Borough of Manhattan, Decision.

576-51-A—H.D.—30-30 Northern boulevard, south side, 570.43 ft. east of 41st avenue (basement); (Block 239, Lot 60), Long Island City, Borough of Queens, Decision No. 66819.

577-51-SA—Lectrodryer, Model BWC-250 (removing traces of water vapor and ammonia gas from mixture of nitrogen and hydrogen), manufactured by Pittsburgh Lectrodryer Corp., Appliance.

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249-33-BZ—Vol. II—H.B.M.—1310-1312 5th avenue and 1 West 110th street, northwest corner (Block 1594, Lot 36), Borough of Manhattan, N.B. 71-51.

229-49-BZ—Vol. II—H.B.Bx.—1677 Bruckner boulevard, northwest corner of Fteley avenue (Block 3721, Lots 1 and 8), Borough of The Bronx, Alt. 420-51.

282-49-A—Vol. II—H.B.B.—60 Broadway, southeast corner of Wythe avenue (2nd floor); (Block 2130, Lot 5), Borough of Brooklyn, B.N. 318-50.

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Smoking in Factories, Rules for	Mar. 13, 1951—Vol. 36, No. 11A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe, Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System. Chap. 19....Mar. 27, 1951—Vol. 36, No. 13A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32 No. 25A.

SEPTEMBER 18, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 18, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

912-50-BZ—Application, December 8, 1950, under section 7h and 7A of the zoning resolution, of Frederick G. Frost Jr., applicant, on behalf of Queens Equity Realty Co. Inc., owner (William H. Hellawell, lessee), to permit a residence and business use district, the parking of motor vehicles for customers cars, with curb cuts more than the permitted distance from the intersection; premises 101-0 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue, 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens.

913-50-A—101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue and 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens (under section 7 General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

914-50-BZ—Application, December 8, 1950, under section 7c, 7h, 7A, and 21 of the zoning resolution, of Frederick G. Frost, Jr., applicant, on behalf of Queens Equity Realty Company, Incorporated, owner (William H. Hellawell, lessee), to permit in a residence use, E area district, and a business use, D area district, the erection and maintenance of a business building (retail supermarket, using more than the area permitted, and without the required set-back, side and rear yards; with entrances and display windows more than the permitted distance from the intersection; and to permit the parking of motor vehicles on the unbuilt upon portion of the lot and to permit a ground sign; premises 102-02 to 102-7 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens.

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915-50-A—102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens (under section 35 General City Law—re bed of mapped street—proposed widening of Metropolitan avenue).

03-50-BZ—Reopened April 3, 1951 as Volume II—Application, May 24, 1951, under section 21 of the zoning resolution of Henry C. Brucker, applicant, on behalf of Jasper Livoti, owner, to permit in a business use, D area district, the erection and maintenance of a building (stores), using more than the area permitted; premises 2-29 Flushing avenue, north side, 190 ft. west of Grand avenue (Block 2713, Lot 34), Maspeth, Borough of Queens.

51-51-BZ—Application, March 2, 1951, under sections 7e and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Mollie Okun, owner, to permit in a residence use, C area district, the conversion of two garages to one store, with entrance on East 16th street only, using more than the area permitted, for a term of years; premises 1601-1603 Quentin road, northeast corner East 16th street (Block 6779, Lots 50 and 51), Borough of Brooklyn.

2-51-A—Application (decision of the borough superintendent) filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of sections 242 and 245 of the Multiple Dwelling Law re required open spaces; premises 1601-1603 Quentin road, northeast corner of East 16th street (1st floor); (Block 6779, Lots 50 and 51), Borough of Brooklyn.

30-BZ—Reopened May 29, 1951 as Volume II—Application, April 23, 1951, under sections 7e, 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Philip Rush, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing and motor vehicle repairs, and to permit the parking of motor vehicles waiting to be serviced; premises 84-11 to 84-19 Parsons boulevard and 158-01 to 158-07 84th road, northeast corner (Block 9789, Lot 6), Jamaica, Borough of Queens.

51-A—84-11 to 84-19 Parsons boulevard and 158-01 to 158-07 84th road, northeast corner (Block 9789, Lot 6), Jamaica, Borough of Queens; (under section 35 of the General City Law re bed of mapped street—proposed widening of Parsons boulevard).

46-BZ—Reopened June 26, 1951 for consideration as extension of term of variance—re Application of Lama, Proskauer and Prober, applicants on behalf of Franklin Perrine, owner, under section 7e of the zoning resolution, to permit in a residence use district for a term of years, the change in occupancy from a garage to factory; premises 35-38 to 35-44 30th street, west side, 143 ft. north of 36th avenue and 35-37 35-43 29th street (Block 341, part of Lot 6), Long Island City, Borough of Queens.

47-BZ—Reopened May 2, 1950 as Volume II—Application, April 21, 1950, under sections 7i, 7e and 7A of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of E. Koepfel, Inc., owner, to permit in a residence and business use district, the parking of cars on roof of existing structure with a business drive crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection; premises 162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

366-51-A—162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

480-51-BZ—Application, June 29, 1951, under sections 21 and 19b of the zoning resolution, of Loshen and Lazarus, applicants, on behalf of Prayer Holding Corporation, owner, to permit in a residence use, F area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the zoning resolution as to side and rear yards and set-backs; and with parking and garage space calculated for the development as a unit instead of individual buildings; premises 15-25 to 15-27; 15-31 to 15-53 and 15-57 to 15-59 160th street;

505-51-A—15-25 to 15-27; 15-31 to 15-53 and 15-57 to 15-59 160th street; 160-02 to 160-44 Cross Island parkway; 15-22 to 15-24 and 15-28 to 15-42 163rd street and 160-01 to 160-11; 160-19 to 160-33 and 160-41 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens.

270-49-BZ—Reopened May 8, 1951 as Volume II—Application, April 25, 1951, under section 21 of the zoning resolution, of Ingram S. Carner, applicant, on behalf of 65-60 Austin Street Corporation, owner, to permit in an unrestricted use, D area district, the change in occupancy from garage for more than five motor vehicles to factory use (previously granted by the Board for garage for more than five motor vehicles, using more than the area permitted); premises 65-54 to 65-60 Austin street, south side, 234.71 ft. east of 65th road (Block 3104, Lot 97), Forest Hills, Borough of Queens.

313-51-BZ—Application, May 2, 1951, under section 7e of the zoning resolution, of Carroll Blake, applicant, on behalf of Mary Molina, owner, to permit in a residence and business use district, the installation of power saws in existing lumber storage building, to be used as a wood cabinet making shop for a term of twenty years; premises 2898-2902 Nostrand avenue, west side, 540 ft. north of Avenue P (Block 7690, Lot 73), Borough of Brooklyn.

352-51-BZ—Application, May 17, 1951, under section 7h of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of T. Victor Searing, owner, to permit in the residence use district portion of lot, the extension of existing parking and storage of more than five motor vehicles in the retail use district, for a term of years; premises 179-43 to 179-51 Hillside avenue and 87-26 Midland parkway, northwest corner (Block 9937, Lot 42), Jamaica, Borough of Queens.

358-51-BZ—Application, May 24, 1951, under section 7h of the zoning resolution of William A. Giesen, applicant, on behalf of Heiss and Wegmann Inc., owner, to permit in a residence use district, the parking and storage of owner's motor vehicles, and motor vehicles being repaired, no fee to be charged, for a term of five years; premises 284 East 136th street, south side, 125 ft. east of Lincoln avenue (Block 2311, Lot 10), Borough of The Bronx.

462-51-BZ—Application, June 19, 1951, under section 7d of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of estate of Katherine W. Kean, owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from resident to lecture rooms, library, offices and caretaker's apartment; premises 117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

463-51-A—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

27-40-BZ—Vol. II—Reopened July 3, 1951 for consideration as to revision of plans—re Application of Paul

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Friedman, applicant on behalf of Frank Derasmo, owner, under section 7c of the zoning resolution, to permit in a residence use district, the erection of an accessory building on an existing gasoline service station; premises 144-25 North Conduit avenue, north side, 215 ft. west of 135th avenue and 144-40 135th avenue (Block 2873, Lot 18), South Ozone Park, Borough of Queens.

326-37-A—Vol. II—820-824 Washington street, northwest corner of Gansevoort street (Block 644, part of Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 18, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 18, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:*

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

19-51-A—82-73 Parsons boulevard, southeast corner of 82nd drive (Block 6859, Lot 14), Jamaica, Borough of Queens.

66-51-A—43-14 149th place, west side, 125 ft. south of Sanford avenue (Block 5380, Lot 39), Flushing, Borough of Queens.

340-51-A—618 Lexington avenue, west side; 20 ft. 10 $\frac{3}{4}$ in. north of East 53rd street (5th floor); (Block 1308, Lot 14 $\frac{1}{2}$), Borough of Manhattan.

521-51-A—82-11 Doncaster place, east side, 68 ft. south of Edgerton road (Block 7238, Lot 17), Jamaica Estates, Borough of Queens.

357-51-A—Application pursuant to Sec. 35 of the General City Law to permit the erection of an extension of an existing building in the bed of mapped streets; premises 290 Bay street, southwest corner of Swan street (Block 502, Lot 1), Tompkinsville, Borough of Richmond.

391-51-A—2112-2114 Cornaga avenue, north side, 92.75 ft. west of Beach 21st street (Block 214, Lot 6), Far Rockaway, Borough of Queens; (under section 35 of the General City Law—re bed of mapped street—proposed widening of Cornaga avenue).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 25, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September 25, 1951, at 10 o'clock in Room 1013, Municipal Buildings, Manhattan, on the following matters:*

136-45-BZ—Reopened July 17, 1951 for extension of time to complete—re Application of Paul Friedman, applicant on behalf of William A. White (deceased) and Nettie H. White, owners (General Outdoor Advertising Co., Inc., lessee), under section 7i of the zoning resolution, to permit in a business use district, the erection of an automobile showroom, salesroom and motor vehicle repair shop, incidental to salesroom and showroom only, with driveway and entrance more than 25 ft. from Merrick boulevard; premises 224-01 to 224-09 Merrick boulevard and 133-29 to 133-37 224th street, northeast corner (Block 12963, Lot 308), Laurelton, Borough of Queens.

209-51-BZ—Application, March 28, 1951, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Benjamin C. Nevin, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and storage, motor vehicle repairs and office; premises 146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.

284-51-BZ—Application, April 13, 1951, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Emily H. Selley, owner, to permit in a business use, C area district, the subdivision of lot into eight separate lots (Nos. 1, 2, 3, 4, 5, 6, 106 and 58) with each existing building exceeding the permissible area as to new lots, and new lots 1, 6, 106 and 58 not providing legal yards or courts, and with lot 58 exceeding permissible area for manufacturing; premises 1359-1363 (137 $\frac{1}{2}$ displayed) Gates avenue and 357, 359, 361, 363, 363a, 363 and 367 Wilson avenue, northeast corner (Block 3334, Lots 1, 2, 3, 4, 5, 6, 106 and 58), Borough of Brooklyn.

732-41-BZ—Reopened January 9, 1951 as Volume II—re Application, December 1, 1950, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sinclair Refining Company, owner, to permit in a residence use district, the addition of motor vehicle repairs and the parking and storage of motor vehicles to existing gasoline service station, auto laundry, lubritorium, sale of accessories and office; premises 100-0 to 100-15 Beach Channel drive, 3-22 to 3-40 Beach 101st street, southeast corner and 3-31 to 3-37 Beach 100th street (Block 585, Lot 40), Rockaway Beach, Borough of Queens.

337-51-BZ—Application, May 9, 1951, under section 7f and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Joseph DeRoss, owner, to permit in a business and residence use district, the change in occupancy from parking and storage of more than five motor vehicles, to storage garage for more than five motor vehicles, motor vehicle repairs, car washing, lubrication and office; premises 3315-3323 Tilden avenue and 390-40 East 34th street, northwest corner (Block 4904, Lots 3, 39 and 40), Borough of Brooklyn.

444-51-BZ—Application, June 19, 1951, under section 7 of the zoning resolution of Henry George Greene, applicant, on behalf of East River Service Center, Inc., owner, to permit in a residence use district, the change in occupancy from storage garage and motor vehicle repair shop by the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, motor vehicle repair shop and office; premises 495-40 Franklin D. Roosevelt drive, southwest corner of Delancey street, 26 Mangin street and 6 Broome street (Block 32, Lots 37, 50, 51, 52 and 53), Borough of Manhattan.

492-51-BZ—Application, July 11, 1951, under sections 7 and 7c of the zoning resolution of Howard H. Snyder, applicant, on behalf of 768 Corporation, owner, to permit in a residence use district, the enlarging of existing store within the building by removing existing partitions, living quarters at rear of stores; premises 62 East E avenue, west side, 25 ft. 11 in. north of East 82nd street (Block 1579, Lot 24), Borough of Manhattan.

493-51-BZ—Application, July 11, 1951, under sections 7 and 7c of the zoning resolution of Howard H. Snyder, applicant, on behalf of 768 Corporation, owner, to permit in a residence use district, the enlarging of existing store within the building by removing the existing partitions, living quarters at rear of stores; premises 64 East E avenue, west side, 51 ft. 4 $\frac{1}{2}$ in. north of East 82nd street (Block 1579, Lot 25), Borough of Manhattan.

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41-51-BZ—Application, August 2, 1951, under sections 7a and 7c of the zoning resolution of Goldwater and Flynn, applicants, on behalf of ABC Television Company, Inc., owner, to permit in a residence and business use district, the change in occupancy from garage for more than five motor vehicles and showroom, to commercial uses stores, offices, storage, paint and carpentry shops and garage for five cars; premises 2040-2052 Broadway, northeast corner of West 70th street (Block 1142, Lot 1), Borough of Manhattan.

3-50-A—635-639 2nd avenue, northeast corner of 37th street, (1st floor); (Block 695, Lot 1), Borough of Brooklyn.

56-50-A—193 Melrose street, north side, 151 ft. west of Central avenue (building 13); (Block 3156, Lots 203 and 207), Borough of Brooklyn.

58-51-A—Appeal from a decision of the fire commissioner, re transportation, storage and sale of combustible mixture, known as Revlon Nail Enamel Remover in glass containers, in New York City (quantity in containers not in conformity with Administrative Code requirements).

4-51-A—92 Brook street, south side, 121 ft. west of Lake street (ground floor); (Block 34A, Lots 1, 12, 22, and 52), Tompkinsville, Borough of Richmond.

5-51-A—1393-1409 Broadway, west side, from West 14th to West 39th streets, 134-138 West 39th street, 529-535 7th avenue and 127-137 West 38th street (cellar); (Block 814, Lots 11, 15, 16, 17 and 58-67 inclusive), Borough of Manhattan.

2-49-A—Vol. II—60 Broadway, southeast corner of Myrtle avenue (2nd floor, Gretsck Building No. 4); (Block 2130, Lot 5), Borough of Brooklyn.

HARRIS. H. MURDOCK, *Chairman*.

SEPTEMBER 25, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, September 25, 1951*, at 2 o'clock in Room 3, Municipal Building, Manhattan on the following matters:

4-51-A—Application filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of section 177 of the Multiple Dwelling re yards and courts; premises 8 East 76th street, south side, 175 ft. east of 5th avenue (cellar floor); (Block 1390, Lot 1), Borough of Manhattan.

4-44-A—Vol. II—26-34 Delevan street, north side, 100 ft. east of Richards street (Block 519, Lot 39), Borough of Brooklyn.

3-48-A—Vol. III—137-141 Duane street, north side, 1 ft. 1 in. west of Church street and 62-66 Thomas street (Block 147, Lot 5), Borough of Manhattan.

51-A—341-361 Park avenue and 101-105 East 51st street, northeast corner and 98 East 52nd street (sub-basement); (Block 1306, Lot 1), Borough of Manhattan.

51-A—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield Gardens, Borough of Queens.

51-A—139 Front street, northeast corner of Depey street (Block 37, Lot 29), Borough of Manhattan.

51-A—116-162 Imlay street, west side, from Commerce to Verona streets, 111-121 Commerce street and 132 Verona street (1st, 5th and 6th floors); (Block 13062, Lot 61), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 3, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, October 3, 1951*, at 10 o'clock in Room 1013, Municipal Buildings, Manhattan, on the following matters:

605-50-BZ—Application, August 3, 1950, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Vanhard Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and the sale of accessories for a term of fifteen years; premises 110-31 to 110-41 Horace Harding boulevard, 59-36 to 59-42 Van Doren street, northwest corner (Block 1970, Lots 39, 40 and 41), Corona, Borough of Queens.

24-51-BZ—Application, January 15, 1951, under sections 7f and 7i of the zoning resolution, of Thomas O'Rourke Gallagher, applicant, on behalf of Sam Berger, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office; premises 2240-2254 Flatbush avenue, west side, 360 ft. south of Avenue R (Block 8486, Lot 61), Borough of Brooklyn.

220-51-BZ—Application, March 30, 1951, under sections 7f and 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Vito Macina, Jr., owner, to permit in a business use district, the erection and maintenance of a gasoline (and oil selling) station and the parking and storage of more than five motor vehicles; premises Williamsbridge road, west side, 100 ft. north of Neill avenue (Block 4306, Lots 13 and 14), Borough of The Bronx.

559-47-BZ—Reopened April 10, 1951 as Volume II—Application, March 12, 1951, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober on behalf of Abe Messinger, owner (Ace Automobile Sales Co., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; premises 1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn.

415-50-BZ—Application, June 14, 1950, under section 7h of the zoning resolution, of Joseph A. Doyle, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

787-50-BZ—Application, October 16, 1950, under section 7c of the zoning resolution of Simeon Heller, for Anna Di Agostino, owner (Jerry and Leonardo, Inc., lessee), to permit in a business use district, the extension of (in use and area), an existing gasoline service station and motor vehicle repair shop (previously granted by the Board for a term of years—expires June 28, 1951), to be used as a gasoline service station, office, salesroom, motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona, Borough of Queens.

263-51-BZ—Application, April 10, 1951, under section 7e of the zoning resolution of Lama, Proskauer and Prober, for Thomas Amari, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sales and storage of accessories, motor vehicle repair shop, boiler room and office; premises 2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northwest corner (Block 8300, Lots 8 and 13), Borough of Brooklyn.

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381-51-BZ—Application, June 1, 1951, under sections 7c, 21 of the zoning resolution of Lehman and Fitzsimons, for Gustav F. Veirman, owner, to permit in a residence use district, the extension to an existing riding stable; premises 231-11 56th road, north side, from Easthampton boulevard to 232nd street, 29-37 Easthampton boulevard and 53-50 to 53-62 232nd street (Block 7510, Lot 33), Bayside, Borough of Queens.

291-51-A—182-202 Douglas street, south side, 125 ft. east of Bond street (Block 417, Lots 1 and 9), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 3, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, October 3, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

226-51-A—307-317 Johnson avenue, north side, 554.1 ft. west of Bogart street (1st floor); (Block 3056, Lot 232), Borough of Brooklyn.

269-51-A—30-32 West 13th street, south side, 401 ft. east of 6th avenue (Block 576, Lot 23), Borough of Manhattan.

268-51-A—200-214 Madison avenue, west side, from East 35th to East 36th streets, 11-17 East 35th street and 10-18 East 36th street (4th floor); (Block 865, Lot 14), Borough of Manhattan.

295-51-A—23-25 Beaver street, north side, 80 ft. 11 in. east of New street and 58-62 New street (roof); (Block 24, Lot 6), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 9, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 9, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

464-49-BZ—Reopened September 18, 1951—for consideration of amended plans—re Application of A. L. Andujar, applicant on behalf of The Texas Co., owner, under sections 7f and 7i of the zoning resolution, to permit upon the business portion of the plot located partly in a business and partly in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs and office; premises 57-07 to 57-17 Queens boulevard, 44-02 to 44-12 58th street, northwest corner (Block 1330, Lot 34), Woodside, Borough of Queens.

39-37-BZ—Reopened April 17, 1951 as Volume IV—Application, March 19, 1951, under section 7c of the zoning resolution of Ribelle V. Perotto, for H. R. Schwartz, Arnold Schwartz, Henry L. Schwartz, B. D. Schwartz and I. W. Schwartz owners (doing business as United Service Stations), to permit in a business use district, the extension in use of gasoline service station, brake testing station, and the parking and storage of more than five motor vehicles; to include area now used for the parking and storage of more than five motor vehicles, to be used as a gasoline service station, auto laundry, lubricatorium, and brake-testing, and to permit the installation of four additional gasoline storage tanks and four additional dispensing pumps; premises 619-641 Coney Island avenue, east side, from Mathews place to Slocum place, 2-8 Mathews place and 1-5 Slocum place (Block 5141, Lots 53 and 74), Borough of Brooklyn.

617-40-BZ—Reopened July 24, 1951 as Volume II—Application, July 18, 1951, under section 7e of the zoning resolution of Dominick Salvati & Son, for Garfield Park Postal Building Corp., owner, to permit in a residence use district, the erection and maintenance of a United States Post Office (Finance station); premises 1623-1624 East 17th street, east side, 100 ft. south of Avenue I (Block 6780, Lot 77), Borough of Brooklyn.

226-41-BZ—Reopened July 24, 1951 as Volume II—Application, July 18, 1951, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, for Joseph T. Donohue, owner, to permit in a residence use B area district, the extension of one story altered building, for use as a store, using more than the area permitted; premises 60-62 East 86th street, south side, 13 ft. 5½ in. east of Madison avenue (Block 1497, Lots 4 and 48½), Borough of Manhattan.

90-42-BZ—Reopened July 24, 1951 as Volume II—Application, June 28, 1951, under sections 7f, 7i and 7h of the zoning resolution of Henry George Greene, for Abraham Rubinstein, owner, to permit in a business district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unimproved portion of lot; premises West side of Edward L. Grant Highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx.

413-49-BZ—Reopened June 19, 1951 as Volume II—Application, June 19, 1951, under section 7c of the zoning resolution of Schuman and Lichenstein, for 119-20 Corporation, owner (Rogers Drug Co., lessee), to permit in a residence and local retail use district, the extension of existing building for loading area with an entrance through residence use portion of plot; premises 119-20 Merrick boulevard and 170-03 to 170-09 Victor road, northwest corner (Block 12374, Lot 22), Jamaica, Borough of Queens.

460-51-BZ—Application, June 21, 1951, under sections 7i and 7h of the zoning resolution, of Henry George Greene, for Jerry I. Kaufman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, sale of accessories, lubricatorium, car washing, motor vehicle repairs, and office; and to permit the parking and storage of more than five motor vehicles; premises Northwest corner East 162nd street and Park avenue, also northeast corner East 162nd street and Teller avenue (Block 2422, Lot 59), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 9, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 9, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:*

490-46-SA—Bryant Gas Fired Unit Heaters—Model 85 and 85C.

471-50-SA—Vic Special Per Dry Cleaning Machine Model 32.

548-50-SA—Youngstown Kitchens Automatic Electric Dish Washer—Model B-48-D.

355-51-SM—World Concrete Filled Steel Columns; 3½" x 4"—Lightweight and 3½"; 4" and 5" and 5½" Heavy Weight.

678-49-SA—Clow Gas-Fired Unit Heaters—Model N 85-100-135-170-210 and 170G.

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150-48-SA—Vol. II—Shafconaire Hanging Oil Fired Unit Heaters—Models 10A, 20A, 30A and 40A (previously approved re Shafco Hanging Oil Fired Unit Heater); (reopened April 3, 1951 re amendment of resolution as to change of Model number designation and as to change of owner-manufacturer).

556-50-SM—United States Gypsum Trussteel Stud.

390-49-SM—United States Gypsum Company's Brace-Lite Lathing System.

01-51-SM—Siegel Spark Arrester and Dust Collector.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 16, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 16, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

38-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit in local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubricatorium and accessory sales; premises 3767-77 Nostrand avenue and 2925-2933 Avenue Y, north-east corner (Block 7422, Lot 46), Borough of Brooklyn.

01-51-BZ—Application, February 2, 1951, under sections 7e and 7i of the zoning resolution, of Samuel Juster, applicant, on behalf of David D. Cantor, owner, to permit in retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, accessories, motor vehicle repairs and office for a term of ten years; premises 1585-1611 Ralph avenue and 6001-05 Farragut road, northeast corner and 512-534 East 11th street (Block 7956, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 23, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 23, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

44-45-BZ—Vol. II—Reopened September 18, 1951—for consideration as to new proposal—re Application of Ma, Proskauer and Prober, applicants, on behalf of Ma and R. Realty Co., Inc., owner, under section 7c of the zoning resolution, to permit partly in a business use district and partly in a residence use district, the proposed change in occupancy from public garage, office and gas station to factory use, using more than the permitted area for manufacturing use; premises 341-347 Reid avenue and 63-79 Marion street, northeast corner (Block 72, Lot 1), Borough of Brooklyn.

86-BZ—Vol. II—Reopened September 18, 1951—for consideration as to amendment re additional storage spaces—re Application of Frederick A. Ketcher, applicant, on behalf of Kesbec, Inc., owner, under sections 7e and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station (previously denied under sections 7f and 7g) motor vehicle repair shop, auto washing, lubricatorium, office and sale of accessories, for a term of ten years; premises north side of Westchester avenue, southwest corner of White Plains road and northeast corner of Leland avenue (Block 3880, Lots 1, 2, 3, 4 and 5), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 23, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 23, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

240-51-A—101-28 45th avenue, south side, 100 ft. west of 102nd street (Block 1630, Lots 13, 14), Corona, Borough of Queens; (under section 35 of the General City Law re bed of mapped street—proposed widening of 45th avenue.

HARRIS H. MURDOCK, *Chairman.*

COURT DECISIONS

(Continued from Page 1193)

triet, the erection and maintenance of a store building on a plot on which there are an existing gasoline service station and a garage, permitted by the Court; Cal. No. 700-48-BZ; premises 1140-1158 McDonald Avenue; west side, 63 ft. 5 3/4 in. south of 20th Avenue, 4911-4935 20th Avenue and 939 Dahill Road, Borough of Brooklyn.

At Special Term, Part I, Kings County, Mr. Justice Keogh reversed the Board. (N.Y.L.J. July 31, 1951, page 175).

An Appeal has been filed for review of the decision at Special Term.

* * * * *

Matter of Douglaston Civic Association, Inc.—On January 10, 1950, the Board granted, under section 7e and 7i of the Zoning Resolution, a variance for a temporary term of ten (10) years to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, storage and sale of auto accessories, motor vehicle repair shop and office, also the parking of more than five motor vehicles waiting to be serviced, with show windows and curb cuts more than the permitted distance from the intersection; Cal. No. 739-49-BZ; premises 232-20 Northern Boulevard and 45-02 to 45-08—233rd Street, S.W. Cor., Douglaston, Borough of Queens.

At Special Term, Supreme Court, Queens County, Mr. Justice Stoddart reversed the Board, N.Y.L.J. June 21, 1950, page 2208.

An appeal was made to the Appellate Division to review Judge Stoddart's decision.

Appellate Division affirmed the board's decision, thereby reversing the decision of the Supreme Court, stating in part:

"... The Board appears to have acted upon a reasonable basis, and on sufficient evidence to permit the exercise of its discretionary powers under section 7 (e), and since it acted within its jurisdiction, its determination may not be set aside. The present case is distinguishable from those which arise under section 21 of the Zoning Resolution, in which a unique hardship must be established". . . . (N. Y. Law Journal, February 14, 1951).

Court of Appeals affirmed Order, sustaining Board, with costs. No Opinion. All concurred excepting Justice Froessel, who dissented for the reasons stated in the opinion at Special Term. (N.Y.L.J. July 13, 1951, page 75).

* * * * *

Matter of Jack Helman vs. Board—On April 18, 1950, the Board granted, under Section 21 of the Zoning Resolution, a variance to permit in a business use, C area district, the erection and maintenance of a business building using more than the area permitted; Cal. No. 856-49-BZ; premises 1910 Nostrand Avenue, west side, 110 ft. north of Foster Avenue, Borough of Brooklyn.

At Special Term, Part I; Kings County, Mr. Justice Kleinfeld affirmed the Board's determination. (N.Y.L.J. June 28, 1951, page 2381).

DISCONTINUANCE OF PROCEDURE

Matter of Hayson Corp. & Louis M. Kern Co., Inc.—On February 21, 1950, the Board denied, under Section 7, subdivision c and 21, of the Zoning Resolution, a variance to permit in a residence use district the change of occupancy from public garage for more than five motor vehicles to manufacture of radio equipment and public garage for more than five motor vehicles; Cal. No. 303-25-BZ, Vol. II; premises 405-423 44th Street, north side, 38 ft. east of Fourth Avenue, Borough of Brooklyn.

Copy of Petition and Order of Certiorari was served on the Board on August 1, 1950, as published in Bulletin of September 5, 1950, for a review by the court.

There has been no review of the Board's decision by the court, but a Copy of Stipulation of Discontinuance was filed in the Supreme Court, Kings County, signed by both parties, and the proceeding discontinued August 3, 1951, and recorded August 20, 1951:

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 11, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the meetings of the Board held on Friday afternoon, July 13, 1951, Tuesday morning and afternoon, July 17, 1951, Friday morning, July 20, 1951, Tuesday morning and afternoon, July 24, 1951; Friday morning, July 27, 1951 and Tuesday morning, July 31, 1951, were approved, as printed in the Bulletins of July 24th and 31st and August 7th, 1951, Vol. 36 Nos. 30, 31 and 32.

ZONING APPLICATIONS

838-50-BZ

APPLICANT—R. V. Perotto, for Attilio Bonassin, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubritorium and accessory sales.

PREMISES AFFECTED—3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. V. Perotto.

For Opposition: Charles E. Bernstein and Jack Silver.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 16, 1951, at 10 A.M., at request of objector, applicant concurring.

24-51-BZ

APPLICANT—Thomas O'Rourke Gallagher, for Sam Berger, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office.

PREMISES AFFECTED—2240-2254 Flatbush avenue, west side, 360 ft. south of Avenue R (Block 8486, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Thomas O'Rourke Gallagher and Lauritz Lauritzen.

For Opposition: James M. Power, Morris J. Schnur, Cecilia S. Provanzana, Annie D. Hahn, Ida Altias, Ray Abrams, Ida Siegel, Nathan Golden, Theodore S. Block and Michelena Marino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 3, 1951 at 10 A.M., for inspection and decision without further argument; hearing closed.

201-51-BZ

APPLICANT—Samuel Juster, for David D. Cantor, owner.

SUBJECT—Applicant (decision of the borough superintendent) under section 7f, 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, accessories, motor vehicle repairs and office for a term of fifteen years.

PREMISES AFFECTED—1585-1611 Ralph avenue and

6001-6005 Farragut road, northeast corner and 512-534 East 78th street (Block 7956, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: David D. Cantor.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 16, 1951 at 10 A.M., at request of the owner.

220-51-BZ

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f, 7h of the zoning resolution, to permit in a business district, the erection and maintenance of a gasoline (and oil selling) station, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—Williamsbridge road, west side, 100 ft. north of Neill avenue (Block 4306, Lots 1 and 14), Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Giesen, Vito Macina, Jr., Frank J. Cafaro and James L. Squire.

For Opposition: Emanuel Growman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 3, 1951, at 10 A.M., for inspection and decision without further argument.

480-51-BZ

APPLICANT—Loshen and Lazarus, for Prayer Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21, 19b of the zoning resolution, to permit in a residence use, F area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the zoning resolution as to side and rear yards and set backs; and with parking and garage space calculate for the development as a unit instead of individual buildings.

PREMISES AFFECTED—15-25 to 15-27; 15-31 to 15-33 and 15-57 to 15-59 160th street; 160-02 to 160-04 Cross Island parkway; 15-22 to 15-24 and 15-28 to 15-30 163rd street and 160-01 to 160-11; 160-19 to 160-33 and 160-41 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 18, 1951 at 10 A.M., for applicant to obtain decision from borough superintendent as to lots and for further consideration in connection with Cal. 505-51-A.

APPEALS FROM ADMINISTRATIVE DECISIONS

282-49-A—Vol. II

APPLICANT—Roosevelt, Freidin & Littauer, for the Levy Corporation, owner.

SUBJECT—Application for consideration—reopening and restoration to the docket—re Appeal from a decision of the borough superintendent—(previously withdrawn).

MINUTES

PREMISES AFFECTED—60 Broadway, southeast corner of Wythe avenue, (2nd floor) (Block 2130, Lot 5); Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Feirtag, Martin Schouberger and Nathan Taneu.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing September 18, 1951, at 10 A.M., after inspection by a Committee of the Board.

THE VOTE TO REOPEN AND SET FOR HEARING—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

8-50-A

APPLICANT—Walter C. Legge Co., Inc., for Bush Terminal Buildings Company, owner (Walter G. Legge Co., Inc., lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—635-639 2nd avenue, northeast corner of 37th street, (1st floor); (Block 695, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Edwin A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to September 25, 1951, at 10 A.M., to permit inspection and report by representative of Division of Combustibles, Fire Department.

5-51-A

APPLICANT—Loshen and Lazarus, for Prayer Holding Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent and application filed pursuant to section 35 of the General City Law re bed of mapped streets.

PREMISES AFFECTED—15-25 to 15-27; 15-31 to 15-53 and 15-57 to 15-59 160th street; 160-02 to 160-44 Cross Island parkway; 15-22 to 15-24 and 15-28 to 15-42 163rd street and 160-01 to 160-11; 160-19 to 160-33 and 160-41 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 18, 1951, at 10 A.M., in conjunction with Cal. 480-51-BZ.

Adjourned: 12:10 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 11, 1951,
2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

238-SM

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Application reopened May 29, 1951 re Sheetrock Pyrofill Slab Construction (previously approved), to include use of new steel mesh.

APPEARANCES—

For Applicant: W. W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (236-38-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 236-38-SM

July 16, 1951

Subject: Amendment of Sheetrock Pyrofill Slab Construction, (previously approved to include additional mesh).

United States Gypsum Company requested by letter, dated May 18, 1951, that the resolution adopted February 27, 1940 and as amended March 28, 1950, be amended to include the use of a new steel mesh. The case was reopened by the vote of the Board May 29, 1951.

Purpose

This Sheetrock Pyrofill Slab Construction is used as an incombustible roof deck for all classes of construction.

Description

The present construction is identical to previously approved USG Sheetrock Pyrofill Slab Construction except that a new mesh is used.

In use the "tees" are placed across the structural steel purlins and fillet welded to the purlins. A form of 1/2" thick Sheetrock (form board) is then laid on the lower flanges of the tie. Electrically welded galvanized steel 1 1/2" Hexagonal wire mesh, 17 gauge is then placed in the form running across and over the tees. A fill of special quick setting gypsum known as Pyrofill is then poured into the form completely embedding the mesh and tees and is screeded or troweled to proper smoothness.

Over this roof deck slab is then applied built-up roofing or other weatherproofing.

Inspection and Test

A Sheetrock Pyrofill slab was tested at the applicants warehouse, 135th Street and the East River, New York City July 11, 1951. Present at the test were J. A. Darts, Assistant Engineer, Committee on Test, and W. W. Bainbridge and J. A. Robertson, representing the applicant.

The test sample consisted of a panel 8'-17 1/8" x 4'-0". This width of 8'-17 1/8" consisted of three panels, each 2'-8 5/8".

In accordance with the requirements of C26-626.0 Administrative Building Code, the test panel was loaded at the third points of each panel. The load consisted of bundles of metal base, each bundle weighing 132 lbs., placed on a wooden platform, resting on 2 1/2" roller.

The tare weight of the loading platform was 260 lbs.

Deflection readings were taken at center span at various

Safe Carrying Capacity—256—4—64 lbs/sq. ft.

increments of loading.

Log of test:—

Initial gauge readings, for deflection, were taken when loading platform of 260 lbs. was placed on the slab.

Load	Gauge	De- flect	Gauge	De- flect
Tare Load (260 lbs.)	.191—(O reading)		.000	
2640 lbs.	.250	.059	.072	.072
4620 lbs.	.254	.063	.072	.072
9240 lbs.	.312	.121	.178	.178

Average Deflection—.15".

The loading was discontinued when the load of 9240 lbs. was imposed on the slab. It was obvious that the slab could carry a greater load as there was no signs of cracking and the deflection was only .15".

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The load was imposed on the slab in such a manner that on each end panel a load of 2700 lbs. was imposed and on the center panel a load of 4100 lbs. was imposed; this being done so as to test the ends as simple spans and the center span as a continuous span.

In accordance with the requirements of C26-626.0 for determining the safe carrying capacity of floor and roof construction the factor of safety shall be taken as 4 for simple span and 6 for continuous spans; therefore the safe carrying capacity of the test sample showed as follows:

- A) Simple span: 2700—Area of panel—27—10.9—256 lbs/sq. ft.
- B) Continuous span: 4100—Area of panel—4100—10.9—376 lbs/sq. ft.
- Safe Carrying Capacity—376—6—62 lbs/sq. ft.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted February 27, 1940 and as amended March 28, 1950, be amended to include the use of electrically welded galvanized steel $1\frac{1}{2}$ " hexagonal wire mesh; 17 gauge.

The Committee further recommends that the United States Gypsum Company Sheetrock Pyrofill Slab Construction may be used either in continuous span, simple span or both continuous and simple span construction, on condition that all the other requirements of the original resolution adopted February 27, 1940 and as amended March 28, 1950 under Cal. 236-38-SM are complied with.

(Sgd.) EDWIN W. KLEINERT,
Commissioner.

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 27, 1940 and March 28, 1950 in accordance with the above report.

814-50-SM

APPLICANT—Structural Clay Products Institute, for National Fireproofing Corp., owner-manufacturer.
SUBJECT—Natco Tex Dri-Wall Tile, approval of.

APPEARANCES—

For Applicant: Allan Platt.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (814-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 814-50-SM July 11, 1951
Subject: Natco Tex Dri-Wall, approval of.

Structural Clay Products Institute for National Fireproofing Corporation, Pittsburgh, Pa. filed October 19, 1950, an application with the Board of Standards and Appeals for approval of the material known as Natco Dri-Wall Tile under the provisions of C26-635.0, C26-636.0 and C26-638.0.2. Administrative Building Code.

Purpose

This material is to be used as a structural clay unit in the construction of interior stairway enclosures and fireproofing partitions.

Description

The units are double shell construction and are manufactured at the applicant's plant at Magnolia, Ohio.

The units are made entirely of clay without any other admixture added. In the process of manufacture, approximately 15% total water is required for "pugging". The rough clay is ground and screened before the water is added. The clay is then mixed with the water in the pugger, the mud is then carried, by conveyor, to a de-airing chamber where the entrapped air is removed, by means of a vacuum process; this makes for a stronger unit in the green condition. The de-aired mud is then conveyed to the auger where the units are formed into shape and cut to size. The units are then dried for three days to drive off excess moisture. The units are then placed in kilns for seven days; four days of the seven are for burning and the remaining three for cooling.

Inspection and Test

A panel $10'-3\frac{3}{4}" \times 10'-2\frac{1}{2}"$ constructed of Natco Tex Dri-Wall Tile was fire-tested at Ohio State University, November 15, 1950 in accordance with the requirements of C26-579.0 through C26-587.0 and C26-591.0 and C26-592.0 Administrative Building Code. Present at the test were

J. A. Darts, Engineering Division, Committee on Test and J. F. Huston; E. F. Wanner, and others representing the applicant.

The test was constructed of Natco Tex Dri-Wall Tile, laid in a cement mortar; 1 part portland cement, 1 part hydrated Mason Lime and 6 parts of sand; all mortar joints were $\frac{3}{8}"$, and were not tooled, leaving a more porous surface of the joint which would be a more severe test when the hose stream was applied.

Result of Test: In accordance with C26-592.0.3 the end point of the test shall occur when the transmitted temperature shall rise the average temperature 250° F. above the initial temperature of the surface. The end point in the test occurred at 2 hours and 40 minutes. The panel also successfully withstood the hose stream test.

Additional blocks were subjected to compression and absorption tests. Results were as follows: Compression—(made with cells in horizontal position) 2532 p.s.i. Absorption—4.19%.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Natco Tex Dri-Wall Tile as manufactured by National Fireproofing Corp. for use in New York City under the provisions of C26-635.0; C26-636.0, C26-638.0; Administrative Building Code, on condition that bill of lading, invoice and/or shipping ticket shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Cal. 814-50-SM"—and further all plans filed with the Department of Housing and Building showing the permitted use of this material, shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals do hereby *approve* this material in accordance with the above report.

815-50-SM

APPLICANT—Structural Clay Products Institute, for National Fireproofing Corp., owner-manufacturer (Allan S. Platt, agent).

SUBJECT—Natco Dri-Speedwall Tile, approval of.

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APPEARANCES—

For Applicant: J. F. Huston and Allan S. Platt.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (815-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 815-50-SM

July 11, 1951

Subject: Natco Dri-Speedwall Tile, approval of

Structural Clay Products Institute for National Fireproofing Corporation, Pittsburgh, Pa. filed October 19, 1950 in application with the Board of Standards and Appeals for approval of the material known as Natco Dri-Speedwall Tile under the provisions of C26-636.0, C26-636.0 and C26-638.0.2 Administrative Building Code.

Purpose

This material is to be used as structural clay unit in the construction of interior stairway enclosures and fireproof partitions.

Description

The units are made entirely of clay without any other admixture added. In the process of manufacture, approximately 15% total water is required for "pugging." The pug clay is ground and screened before the water is added. The clay is then mixed with the water in the pugger, the mud is then carried, by conveyor, to a de-airing chamber where the entrapped air is removed, by means of a vacuum process; this makes for a stronger unit in the green condition. The de-aired mud is then conveyed to the press where the units are formed into shape and cut to size. The units are then dried for three days to drive off excess moisture. The units are then placed in kilns for seven days; four days of the seven are for burning and the remaining three for cooling.

Inspection and Test

A panel 10'-3 3/4" x 10'-2 1/2" constructed of Natco Dri-Speedwall Tile was fire-tested at Ohio State University, November 15, 1950, in accordance with the requirements of C26-579.0 through C26-587.0 and C26-591.0 and C26-592.0 Administrative Building Code. Present at the test were A. Darts, Engineering Division, Committee on Test and J. F. Huston; E. F. Wanner, and others representing the applicant.

The test sample was constructed of Natco Dri-Speedwall Tile, laid in a cement mortar; 1 part portland cement, 1 part graded Mason Lime and 6 parts of sand; all mortar joints were 3/8", and were not tooled, leaving a more porous face of the joint which would be a more severe test when the hose stream was applied.

Result of Test: In accordance with C26-592.0.3 the end of the test shall occur when the transmitted temperature shall rise the average temperature 250° F. above the initial temperature of the surface.

The test was discontinued at 2 hours and 1 minute at which time the temperature on the unexposed face of the panel was 251° or 55° F. below the permitted end point temperature. The panel also successfully withstood the hose stream test.

Additional blocks were subjected to compression and absorption tests. Results were as follows: Compression—de with cells in horizontal position) 2430 p.s.i. Absorption—4.01%.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Natco Dri-Speedwall Tile as manufactured by

National Fireproofing Corp. for use in New York City under the provisions of C26-636.0; C26-637.0, C26-638.0.2 Administrative Building Code, on condition that bill of lading, invoice and/or shipping ticket shall be stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 815-50-SM"—and further, all plans filed with the Department of Housing and Building showing the permitted use of this material, shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

102-51-SA

APPLICANT—Shawinigan Chemical Limited, owner-manufacturer (Shawinigan Products Corporation, agent).

SUBJECT—Shawinigan Acetylene Generator, Model 600-L, approval of.

APPEARANCES—

For Applicant: Al. McMillan and Walter Bender.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (102-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 102-51-SA

July 13, 1951

Subject: Shawinigan Acetylene Generator—Model 600-L, approval of.

Shawinigan Chemical Limited, Owner-manufacturer, filed January 18, 1951, an application with the Board of Standards and Appeals for approval of the Shawinigan Acetylene Generator—Model 600-L, under the provisions of C19-92.0 Administrative Code.

Purpose

An appliance for making acetylene gas from calcium-carbide.

Description

The Shawinigan Acetylene Generator is a stationary, non-automatic, low pressure Carbide to water outfit. It is designed for use in the acetylene industry, where the gas is compressed into portable containers for distribution and use.

The acetylene is produced by the action of water on Calcium Carbide and leaves a deposit of calcium hydrate or slaked lime. The gas passed by a 4" pipe to a floating holder from which it is drawn as required.

The pressure of the gas is that exerted by the weight of the holder and the resistance to flow in the pipe thus usually totals from four to eight inches water column or only a few ounces per square inch.

The normal capacity of the plant is about 1500 cubic feet per hour but the generator can supply up to 3500 feet per hour.

The generator consists of three main sections viz.:

1. A water tank of cylindrical welded steel plate 4' 6" in diameter and six feet high; four inch steel I beams are externally welded to the bottom providing strength and ventilation; steel angle supports are similarly welded on the interior of the top for the purpose of rigidity. The

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sides are of 3/16" plate and the top and bottom of 1/4" plate.

2. A Carbide hopper of 1200 lbs. capacity similarly welded, has a diameter of 3 ft. and an overall height of 3' 10"; of this height 1' 5" tapers to a 12" flange at the bottom. The top is made from 3/8" plate, the side 1/8", and the cone 3/16" plate.

The hopper is filled through a ten inch circular opening in the top. This is faced with a smooth bronze non-sparking plate. The closure consists of an iron disc with an inserted rubber gasket. This is supported by a steel yoke with a wheel controlled screw tightener. Carbide lumps of 1 1/4" x 3/8" or 2" x 1/2" may be used.

3. A Carbide feeding mechanism consisting of a horizontal cast iron housing 10" interior diameter, connecting the hopper and tank. A screw conveyor carries the Carbide from the hopper outlet to the tank inlet. The relative diameters of the housing and screw are proportioned so as to prevent friction or jamming of the Carbide. The conveyor shaft extends through a stuffing box with external bracketed bearings at one end only. At the discharge end of the housing a disc valve is located and controlled manually by a screw and chain wheel. This prevents the upward flow of gas or possible dropping of Carbide while the hopper is being recharged. A cover plate is located over the discharge which may be removed for inspection.

These three parts are connected by bolted flanges with rubber gaskets.

A vertical shaft in the center of the tank supports a rotating screen platform situated 18 inches from the bottom; beneath this screen a set of rakes are fastened which rotate with the screen and keep the hydrate in suspension.

A scrubber is welded to the top of the tank. This consists of a steel box 12" x 18" x 18" with internal baffle plates; a small stream of water continually flows into this scrubber by an open U tube for the purpose of cooling the gas and removing any small particles of lime; the water then enters the tank or generating chamber. The 4 inch gas conducting line is connected to the scrubber. On this line to the holder a hydraulic seal or seal pot is located. This is a steel drum 18" x 18" partially filled with water; the gas inlet pipe extends below the surface of the water and automatically prevents the return of gas from the holder in the event of any generator openings being open. The amount of water in the seal is automatically controlled and the condensation removed by a balanced overflow pipe.

On the top of the tank a hydraulic relief valve is located; in the event of the gas not having a free passageway to the holder, a pressure would be built up and the gas released by displacing the water and escaping by a pipe to the outside.

Two manholes are provided for periodic inspection and cleaning of the interior; those manholes have heavy iron cover plates fitted with 3/4 square rubber gaskets and are held in place by steel yokes, clevis, and adjusting screws.

A thermometer is provided for determining the temperature of the water or hydrate in the tank. The bulb is protected by a stainless steel casing.

Locomotive type water gauges are provided for visual inspection of the water level and provision is made for a thermostat to stop the Carbide feeding motor in the event of the temperature raising higher than desired. A four inch quick-opening gate valve is placed in the bottom of the tank and connected to an open drain, not a sewer. On the side near the bottom and below the rotating screen a trapped outlet connects to a 4 inch vertical standpipe terminating with a T and return pipe. The height of this T is determined by the weight of the gasholder and pressure of the gas previously mentioned, in order that water will be maintained at the proper level. Operating permits of a variation of level of three or four inches without inconvenience. Excess water overflows through this standpipe.

Fittings are welded to accommodate necessary water pipes for cooling and flushing. Operation of the Carbide feed and the rotating screen and rakes is by mechanical power electrically controlled. Each revolution of the Carbide conveyor will propel enough Carbide to produce slightly more

than ten cubic feet of gas and during installation an estimate of the required gas is necessary and the motor speed adjusted to produce slightly more than required. This is usually 3 to 4 R.P.M. The screen and rakes revolve at about the same rate. For proper operation it is necessary to produce gas faster than it is consumed and the holder will eventually be filled; to regulate this, electric contacts are placed near the top and near the bottom—to stop the feeding of Carbide when the holder is near full and to start it again when it is near empty. While this is classed as a non automatic generator very little attention is required. Operating instructions are clear and definite, viz. Fill the hopper with Carbide; fill the tank or generator with water to the proper level; if to a higher level, it will run out the overflow; see that the disc valve on the Carbide feed is open—if it is not open no harm will happen—no Carbide will be fed, that's all. See that there is a clear gas way to the holder; if there is a closed valve or any obstruction, the gas will build a slight pressure and escape to the outer air through the hydraulic valve. A small stream of water is required for the scrubber. This enters through an open funnel and U tube and is always in plain view. When the power is started the operation is automatic; reliable instruments control the stop and start, as the holder may be full or empty and the thermostat prevents a high temperature. The nature of the industry is such that an attendant is always near, and visits to the generator should be made at about half hour intervals; a glance is enough to decide whether any change is required.

At certain intervals it is necessary to drain the sludge by the bottom valve. To do this a by-pass valve on the hydraulic seal should be opened; this will permit gas to be drawn from the holder to fill the void and prevent the entrance of air into the generator. All in all, very satisfactory operation can be maintained.

Inspection and Test

This appliance was inspected and tested at 4435 Victory Boulevard, Borough of Richmond, and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and John Evans, operator of appliance, representing the applicant. This appliance is similar to devices previously approved by the Board of Standards and Appeals and by the Underwriters Laboratories for similar purposes.

Recommendation

On the basis of this inspection and test, the Committee on Test recommends the approval of the Shawinigan Acetylene Generator—Model 600-L, provided the generators are constructed and operated in accordance with this report, and the provisions of C19-92.0 Administrative Code, where legally permitted to be installed and operated, and provided that each generator shall have a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 102 51-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals do hereby *approve* this appliance in accordance with the above report.

155-51-SA

APPLICANT—Edwards Co. Inc., owner-manufacturer.
SUBJECT—Edwards Closed Circuit Pull Lever, Model 1250, 1251, 1252 and 1253 (coded interior fire alarm stations—both presignal and general alarm systems), approval of.

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APPEARANCES—

For Applicant: Edward S. Ruth.

For Administration: Richard C. Lent, Fire Dept.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (155-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 155-51-SA

July 11, 1951

Subject: Edwards Closed Circuit Pull Lever—Models 1250, 1251, 1252 and 1253 (Coded interior fire alarm stations—both presignal and general alarm systems), approval of.

Edwards Co. Inc., owner-manufacturer filed March 5, 1951, an application with the Board of Standards and Appeals for approval of the Edwards Closed Circuit Pull Lever—Models 1250, 1251, 1252 and 1253 (Coded interior fire alarm stations—both presignal and general alarm systems), under the provisions of Chap. 19, Administrative Code, Section 279 of the Labor Law and the Fire Alarm Rules of the Board of Standards and Appeals.

Purpose

For use in interior fire alarm systems.

Description

The Edwards Catalog or Models No. 1250 and 1251 (NYC) closed circuit pull lever, coded, local, interior fire alarm stations are new and improved models to replace Edwards (Catalog) Model 1275 Surface type, 1275-2 Break glass surface type, 1276 Semi-flush type and 1276-2 Break glass Semi-flush type stations, all of which were approved by the Board of Standards and Appeals under Cal. 385-37-SA. For example, the Edwards Catalog or Model No. 1250, and Edwards Catalog No. P. P. 24901 Cast Surface Type Wall Box, referred to in this application is functionally the same and will replace the old Edwards Catalog No. 1275 Fire Alarm Station approved under Cal. No. 385-37-SA.

Likewise, the new Edwards Catalog or Model No. 1251 Fire Alarm Station, together with the Edwards Catalog No. P. P. 24901 Cast Surface Wall Box referred to in this application is functionally the same and will replace the old Edwards Catalog No. 1275-2 Fire Alarm Station approved under Cal. No. 385-37-SA.

In a similar manner, the new Edwards Catalog or Model No. 1250 and 1251 NYC Fire Alarm Stations together with the new Edwards Catalog No. P. P. 24900 Sheet Steel Type Wall Box referred to in this application, is functionally the same and will replace the old Edwards Catalog No. 1276 and 1276-2 Fire Alarm Stations respectively.

Likewise, the Edwards Catalog or Model No. 1252 and 1253 Stations with the Catalog No. P. P. 24901 Cast Surface Wall Box, or with the new Edwards Catalog No. P. P. 24900 Flush Type Stamp Steel Wall Box are functionally the same and will replace the old Edwards Catalog No. 1275-DO, 1275-2DO, 1276-DO and 1276-2DO Stations respectively, approved under Cal. No. 385-37-SA.

From the above information, it will be obvious that any of the 4 Catalog or Model Nos., namely, 1250, 1251, 1252 and 1253, can be made for semi-flush wall mounting by use of the P. P. 24900 Sheet Steel Wall Box or for surface mounting by the use of the P. P. 24901 Cast Wall Box.

The wall boxes are entirely interchangeable with any one of the 4 catalog or model numbers.

The improvements made in the Catalog or Model Nos. 1250 to 1253 inclusive, over and above the old 1275 and 1276 Fire Alarm Stations approved under Cal. No. 385-37-SA are briefly as follows:

1. As mentioned above, the semi-flush sheet steel wall box with knockouts for conduit entrance and the cast aluminum surface wall box with bosses, top and bottom, for threaded conduit entrance are interchangeable with all 4 catalog number fire alarm stations and the terminal block is not mounted inside the wall box.

2. The terminal block is mounted on the stamped steel front plate of the station, at the top where it is easily accessible with the hinged front of the station open, thus making a front connected device and making it unnecessary to hold the fire alarm box in one hand and make the electrical connections with the other. The terminal block is of molded phenolic material and the terminal markings are molded right into the face of the terminal block where they are easily visible. The terminal block and terminal block mounting plate is so arranged that anywhere from 2 to 6 terminals can be used, depending upon the type of station and system.

3. The fire alarm station has only a single die cast zinc door, it being unnecessary to furnish an outer door with this type of station as the pull level being flush with the door, is not exposed to mechanical injury from the front of the station. The single hinged door is hinged at the bottom instead of at the side. Provision is made so that the door can be opened at an angle of approximately 90° there being a hinged linkage provided so that the door cannot be opened beyond this point and will be held in the "Open" position at the aforementioned angle.

4. The operating pull level is pulled outwardly and downwardly instead of to the left and down as in the present Edwards Fire Alarm Stations. The words, "Pull all the way down, then let go," are die cast into the flush pull lever itself, instead of on the door on which the pull lever is mounted. In the "Break Glass" model, a 5 millimeter clear glass rod is placed across the front of the station a little further than half way down the pull lever and so arranged as to block the movement of the pull lever outwardly and downwardly unless the glass rod is broken. The glass rod is easily installed or removed from the front of the station, it being necessary only to open the hinged front door and depress a small push button inside the door which allows one of the glass holders to move outwardly thereby making it very easy to slip out or slip in a glass rod into the 2 holes, one in each of the glass holders. The right hand glass holder is then easily pushed back into its normal "locked-in" position by pressing the thumb on this glass holder and pushing inwardly toward the face of the station. On the pre-signal type stations, Cat. Nos. 1252 and 1253, the general alarm key is inserted in a pin tumbler lock switch from the right hand side of the station near the top. The act of inserting the general alarm key in this switch and turning in a clockwise direction, opens a single pair of contacts, these contacts remain open until the key is turned back to its normal position and withdrawn. The key cannot be withdrawn until it is returned to its normal or pre-signal position.

5. The box test and gong test features in the new station are easily and conveniently accessible by opening the station door to its 90° or horizontal position, pushing the test lever towards the back of the station and holding in this position, gives a silent box test and pulling the test lever outwardly towards the front of the station, gives the gong test each time this operation is performed. Another improvement on the test feature is the ability to give both box and gong tests on pre-signal systems, whereas, on the old Edwards stations, the gong test could only be performed at the fire alarm control panel. Another improvement is complete testing instructions molded into the transparent dust tight cover which is fastened by means of two machine screws to two posts in the movement assembly.

This transparent cover with molded instructions is made of clear plastic and makes it possible for the maintenance engineer to actually observe the make and break of the contacts while the station is operating under test. In the old Edwards station the cover was cast iron and it was not

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possible to observe the make and break adjustment of contacts, gears, etc., unless the inner door was opened as well as the outer door.

6. The clock works movement in the new fire alarm station is much smaller and more compact, being comparable to the modern watch as against watches of years ago. All gears and parts in the movement are absolutely interchangeable without fitting and filing. An automatic governor with adjusting screw is a part of each movement so that the speed of any fire alarm station is adjustable by means of this screw from the slowest speed of approximately 90 seconds for 4 rounds to the fastest speed of approximately 15 seconds for 4 rounds. The code wheels are interchangeable from one station to another without the use of drive pins or any fitting or drilling or filing operation. All contacts are hard drawn silver and in duplicate.

7. When the pull lever is pulled all the way down and released or part way down and released, the pull lever locks and it's recessed to an all-position and cannot be pulled outwardly or downwardly until the movement has completely run down.

8. The hinged front and pull lever are made from die-cast zinc known as Zamac-5, which is considerably stronger and more durable material than either cast iron or cast aluminum and will resist crackings or breakage with considerably more force than either of the aforementioned materials.

9. The station has been streamlined and well designed from the appearance standpoint and is far superior in appearance to the old style No. 1275 or 1276 stations.

The front of the station is finished with a fire alarm red baked enamel finish and raised polished stripes and letters, simulating polished chromium.

Inspection and Test

These models were inspected and tested by the Committee on Test and found to operate as described. Present at the inspection and test were Chief Leslie V. Huber of the Committee on Test, Richard C. Lent, Electrical Inspector in Charge, Fire Department, and C. W. Bruns, representing the applicant. These appliances have been approved by the Underwriters Laboratories, report Signal No. 218 Application No. 50N2674, February 2, 1951, which is part of the record.

Recommendation

On the basis of the investigation and test, and the data submitted by the applicant, the Committee on Test recommends the approval of the Edwards Closed Circuit Pull Lever Coded Interior Fire Alarm Stations described herein, for use in New York City, when installed in conjunction with approved Closed Circuit Interior Fire Alarm System, and in accordance with the Interior Fire Alarm Rules of the Board, provided, each installation bears a label reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 155-51-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

APPEALS FROM ADMINISTRATIVE DECISIONS

226-51-A

APPLICANT—Kitzler and Nurick, for Saul Graff, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—307-317 Johnson avenue, north side, 554.1 ft. west of Bogart street (1st floor); (Block 3056, Lot 232), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 3, 1951, 2 P.M. for inspection and decision.

ZONING APPLICATIONS

308-37-BZ—Vol. IV

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Co., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension to existing gasoline service station and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—696 East 149th street and 538 Trinity avenue, southeast corner (Block 2557, Lot 96), Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

Negative

THE RESOLUTION (308-37-BZ—Vol. IV)

WHEREAS, this application under sections 7h and 21 of the zoning resolution to permit in a business use district the parking and storage of more than five motor vehicles affecting premises 538 Trinity avenue and 696 East 149th street, southeast corner (Block 2557, Lot 96), Borough of The Bronx, was withdrawn as Vol. I, September 14, 1937, upon written request; and

WHEREAS, this application under section 21 of the zoning resolution was denied by the Board as Vol. II, May 16, 1939; and

WHEREAS, this application under section 7c of the zoning resolution to permit on a plot located in a business use district, the extension of said gasoline service station and also the parking and storage of more than five (5) motor vehicles, was granted by the Board as Vol. III, November 18, 1941, on certain conditions; and

WHEREAS, the resolution was amended April 7, 1942; and

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension to existing gasoline service station and the parking and storage of more than five (5) motor vehicles was granted by the Board as Vol. IV, March 1, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended February 7, 1950 and February 6, 1951; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals do hereby *amend* the resolution adopted by the Board March 1949, as thereafter *amended* by resolutions adopted through February 6, 1951, only so far as it has reference to obtaining permits and completion of work, so that as *amended* the portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings and permits obtained, and that the work has been completed and an application has been

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made for a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution (Alt. Applic. 698-47)."

950-40-BZ

APPLICANT—Lama, Proskauer and Prober, for Ernest C. Waldeck, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the conversion of occupancy of the basement and 1st story of a residence building to an undertaking establishment.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 50 ft. south of 76th street (Block 5950, Lot 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (950-40-BZ)

WHEREAS, this application under section 7e of the zoning resolution, permitting in a residence use district for a temporary term, the conversion of occupancy of the basement and first story of a residence building to an undertaking establishment, affecting premises 7610-7614 Fourth avenue, west side, 50 ft. south of 76th street (Block 5950, Lot 47), Borough of Brooklyn, was granted by the Board April 7, 1942, on certain conditions; and

WHEREAS, the term of variance was extended March 14, 1944 and April 2, 1946; and

WHEREAS, the resolution was amended July 5, 1950; and

WHEREAS, time to complete was extended February 6, 1951; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 7, 1942, as thereafter *amended* by resolutions adopted through February 1951, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings, and that work has been approximately 90% completed, that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution. (Alteration 4709-40 and 4025/49)."

41-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, to permit in a residence and local retail use district, the extension in area of existing gasoline service station and the reconstruction of station and building to include lubritorium, auto laundry and motor vehicle repair shop.

PREMISES AFFECTED—218-02 Hillside avenue and 88-01 218th street, southeast corner (Block 10678, Lot 1), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (619-41-BZ—Vol. II)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the alteration of an existing gasoline service station and the erection of a new accessory building, affecting premises 218-02 Hillside avenue and 88-01 218th street, southeast corner (Block 10678, Lot 1), Queens Village, Borough of Queens, was granted by the Board December 16, 1941 as Vol. I, on certain conditions; and

WHEREAS, the resolution was amended January 20, 1948; and

WHEREAS, time to obtain permits and complete the work, was extended from time to time and last extended January 31, 1950; and

WHEREAS, this application under sections 7c and 7e of the zoning resolution, to permit in residence and local retail use districts, the extension in area of existing gasoline service station and the reconstruction of station and building to include lubritorium, auto laundry and the addition of a motor vehicle repair shop, was amended, as Vol. II, July 25, 1950; and

WHEREAS, the resolution was further amended November 14, 1950; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 16, 1941, as thereafter *amended* by resolutions adopted through November 14, 1950, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all permits have been obtained and work has been substantially completed, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution (N.B. 3066-41)."

317-45-BZ

APPLICANT—Synthetic Products Co., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the change of occupancy from garage for more than five motor vehicles and dwelling, to a chemical laboratory, factory and dwelling.

PREMISES AFFECTED—330 West 70th street, south side, 329.3 ft. west of West End avenue (Block 1181, Lot 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Edward B. Gotthelf.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

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THE RESOLUTION (317-45-BZ)

WHEREAS, this application, under section 7e of the zoning resolution, permitting in a residence use district, the change of occupancy from garage for more than five motor vehicles and dwelling, to a chemical laboratory, factory, office and dwelling, for a term of two years, affecting premises 330 West 70th street, south side, 329.3 ft. west of West End avenue (Block 1181, Lot 46), Borough of Manhattan, was granted by the Board July 3, 1945, on certain conditions; and

WHEREAS, the term of variance was extended July 15, 1947, and September 13, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 13, 1949, only so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"... *Granted* under section 7e for a term of two (2) years from the date of this *amended* resolution, on condition ... that other than as herein *amended*, the resolution adopted July 3, 1945, as *amended* by resolutions adopted through September 13, 1949, shall be complied with, and a new certificate of occupancy shall be obtained (Alt. Applic. 556-1945)."

379-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Passaro and Fisher, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, to permit in business and unrestricted use districts, the extension in use of servicing and repairing of automobiles, brake testing, wheel alignment, parts department and office to include parking and storage of more than five motor vehicles waiting to be serviced, and sale and display of more than five new and used cars.

PREMISES AFFECTED—2203-2207 Bedford avenue, east side, 111 ft. 10 in. south of Church avenue and 2412-2414 Church avenue (Block 5104, Lots 6, 8 and 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (379-47-BZ—Vol. II)

WHEREAS, this application under section 7c of the zoning resolution, to permit, in business and unrestricted use districts, the extension in use of servicing and repairing of automobiles, brake testing, wheel alignment, parts department and office to include parking and storage of more than five motor vehicles waiting to be serviced and sale and display of more than five new and used cars, affecting premises 2203 to 2207 Bedford avenue, east side, 111 ft. 10 in. south of Church avenue and 2412 to 2414 Church avenue (Block 5104, Lots 6, 8, and 15), Borough of Brooklyn was granted by the Board February 27, 1951, as Vol. II, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the February 27, 1951, only so far as it has reference to obtaining permits

and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings and permits have been obtained, that all work shall be completed within six (6) months from the date of this *amended* resolution (Alt. Applic. 3278-50)."

422-49-BZ

APPLICANT—Charles M. Spindler, for Alfred Herschkovitz, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—1794-1798 Park place, south side, 202 ft. 6 in. west of Saratoga avenue (Block 1467, Lot 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dept. of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (422-49-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than five motor vehicles for a term of two years, affecting premises 1794 to 1798 Park place, south side, 202 ft. 6 in. west of Saratoga avenue, (Block 1467, Lot 31), Borough of Brooklyn, was granted by the Board July 22, 1949, on certain conditions; and

WHEREAS, time to complete was extended January 31, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 22, 1949, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings and permits issued and that the work is approximately 75 percent completed, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution (Alt. Applic. 1742-49)."

627-49-BZ

APPLICANT—Gasoline Systems, for Kingsdale Service Station, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of borough superintendent) previously granted on condition, under sections 7f, 7e and 7i of the zoning resolution, to permit in a residence and business district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair auto laundry, accessory sales and thirty one-garages and office.

PREMISES AFFECTED—Northeast corner of W 230th Street and Tibbett avenue (Block 3406, Lot 1), Borough of The Bronx.

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APPEARANCES—

For Applicant: Edward F. German.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (627-49-BZ)

WHEREAS, this application under sections 7e, 7f and 7i of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs, auto laundry, accessory sales and thirty one-car garages and office, affecting premises Northeast corner of West 230th street and Tibbett avenue (Block 3406, Lot 1) Borough of the Bronx was granted by the Board December 20, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 20, 1949, adding thereto:

"... that in addition to the eight (8) 550 gallon storage tanks permitted under this resolution, there may be two additional tanks constructed and maintained in the location as indicated on revised plans marked "Received September 5, 1951," (1 sheet), on condition that the resolution adopted by the Board on December 20, 1949, shall be complied with in all other respects (N. B. 512/49).

-50-BZ

APPLICANT—Lehman and Fitzsimons, for Carmine and Julius Vano, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, to permit in a residence use D area district, the extension to existing building (concrete garage), without the required rear yard, to be used as a storage garage for more than five motor vehicles.

PREMISES AFFECTED—150-26 to 150-34 107th avenue, south side, 248.2 ft. east of 150th street (Block 10130, Lot 20), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (97-50-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use, D area district, the extension to existing building (concrete garage), without required rear yard, to be used as a storage garage for more than five motor vehicles, affecting premises 150-26 to 150-34 107th avenue, south side, 248.2 ft. east of 150th street (Block 10130, Lot 20), Jamaica, Borough of Queens was granted by the Board June 27, 1950, on certain conditions;

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 27, 1950, only

so far as it has reference to obtaining permits and completion of work so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved and permits issued, that the building is completed, and that all that is required to be done is a masonry wall on the rear lot line and paving on the unbuilt upon part of the lot and obtaining of a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this amended resolution (N.B. 796-49)."

278-50-BZ

APPLICANT—Vito P. Battista, for Giuseppina Crisci, owner (Charles Crisci, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, permitting in a business use, B area district, the extension to existing building, using more than the area permitted.

PREMISES AFFECTED—503 Lorimer street and 42-50 Conselyea street, southwest corner (Block 2756, Lot 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham D. Levitt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (278-50-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, B area district, an extension to an existing building using more than the area permitted, affecting premises 503 Lorimer street and 42-50 Conselyea street, southwest corner (Block 2756, Lot 22), Borough of Brooklyn was granted by the Board July 5, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 5, 1950, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that plans and permits have been approved by the Department of Housing and Buildings, and that the work is approximately 50% completed, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this amended resolution (Alt. Applic. 1285-50)."

249-33-BZ—Vol. II

APPLICANT—Henry George Greene, for 1318 Fifth Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, salesroom, lubricatory, car washing, office, storage and minor repairs (previously granted under section 21 for gasoline station).

PREMISES AFFECTED—1310-1312 Fifth avenue and 1 West 110th street, northwest corner (Block 1594, Lot 36), Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Herbert Kain.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II,
subject to the regular procedure to consider new
proposal under new section.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

229-49-BZ

APPLICANT—Joseph B. Klein, for Peter I. Feinberg,
owner; Milton Zellermeier, lessee.

SUBJECT—Application for consideration—reopening and
consideration of new proposal—re Application (de-
cision of the borough superintendent) under section
7h of the zoning resolution, to permit in the resi-
dence use portion of plot, the parking of motor
vehicles (previously denied for auto laundry).

PREMISES AFFECTED—1677 Bruekner boulevard, north-
west corner of Fteley avenue (Block 3721, Lots 1
and 8), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Klein.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II,
subject to the regular procedure, to consider new
proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

452-46-BZ

APPLICANT—Walter P. O'Malley, for Mary J. Keating,
owner.

SUBJECT—Application for consideration—reopening and
extension of term of variance—re Application (de-
cision of the borough superintendent) previously
granted on condition under section 7e of the zoning
resolution, permitting in a business use district for a
term of years, a wet wash laundry.

PREMISES AFFECTED—3981-3989 White Plains road,
west side, 50 ft. north of East 225th street (Block
4827, Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: None.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn.

THE VOTE TO WITHDRAW REQUEST TO RE- OPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 3:00 P.M.

JOSEPH J. DOYLE, Chief Clerk

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describ-
ing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board
of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide
under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—
the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority

CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section
"board" shall mean the agency of a city constituted as
a board and authorized by law both to grant variances of
the zoning resolution and to make rules supplemental to
laws regulating construction, maintenance, use and area
of buildings.

2. Where the compliance with the strict letter of this
chapter causes any practical difficulties or any unneces-
sary hardships the board shall have the power, on satis-
factory proof at a public hearing, provided the spirit and
intent of this chapter are maintained and public health,
safety and welfare preserved and substantial justice
done, to vary or modify any provision or requirement of
this chapter, or any rule, regulation, supplementary regu-
lation, ruling or order of the department with respect
to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on
July first, nineteen hundred forty-eight, provisions re-
lating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to
be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered
provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to
this paragraph b only on condition that open areas for
light and air are provided which are at least equivalent
in area to those required by the applicable provisions
of this chapter.

3. An application for such a variance or modification
may be made by any person aggrieved or by the head
of any public agency, within such time and under such
procedure, conditions and rules as may be prescribed by
the board. The board shall fix a reasonable time for the
hearing of an application and shall require that due
notice be given of the time and place of such hearing to
the applicant and to the department. Any person or
a duly authorized representative of any public agency
may appear at any such hearing and be heard on any
such application.

4. In every case the board shall state the reasons
for its decision. All decisions of the board shall
be subject to review in the same manner as is provided
by law for review of decisions of such board respecting
variances of the zoning resolution.

5. A record of all decisions of the board, indexed ac-
cording to the section or sections of this chapter affected
thereby, shall be kept in the office of the board. Such
record shall be open to public inspection at all times
during business hours.

RULES

RULES FOR INSPECTION OF APPROVED OPENING PROTECTIVE ASSEMBLIES

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS OCTOBER 20, 1939, EFFECTIVE, IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, NOVEMBER 13, 1939 AND AMENDED ON JUNE 8, 1945, EFFECTIVE JULY 2, 1945.

(1139-39-SR)

AUTHORITY:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, Charter of the City of New York and C26-189.0 Administrative Building Code and C26-610.0 Administrative Building Code and C26-660.0, 661.0 and 662.0 Administrative Building Code.

Rule 1—Scope.

1.1 Before any Opening Protective Assembly is used under the provisions of the Administrative Building Code, it shall be tested as required in Section C26-610.0 (10.1.18) and its Fire-Resistive Rating shall be designated as "¾-Hour", "1-Hour", "1½-Hour", or "3-Hour", in accordance with the approval.

1.2 Before engaging in the manufacture of approved Opening Protective Assemblies, the manufacturer shall have an established plant completely equipped with the necessary facilities, machinery and tools for the manufacture of the Opening Protective Assemblies.

1.3 Before applying for approval of plant and permission to manufacture approved Opening Protective Assemblies, the manufacturer shall file a list of his equipment and facilities with the Board of Standards and Appeals, together with a statement of the name, type, specifications and details of the approved door, which he agrees to manufacture in accordance with the rules and regulations of the Board and the requirements of the Administrative Building Code.

1.4 All Opening Protective Assemblies made under any approval issued by the Board of Standards and Appeals for the manufacture of approved Opening Protective Assemblies of "¾-Hour", "1-Hour", "1½-Hour" or "3-Hour" rating shall be rejected on evidence that such Opening Protective Assemblies are not manufactured or labelled in accordance with the approved specifications of the Board.

Rule 2—Inspections.

2.1 No Opening Protective Assemblies shall be installed in any building until such Opening Protective Assemblies have been inspected and labelled either by the Borough Superintendent, or by a recognized testing laboratory or other qualified person or agency approved by the Board as having proper facilities.

2.2 Before issuing any label for the use of an approved Opening Protective Assembly, the authorized inspection agency shall first notify the Borough Superintendent that inspection will be made by him of the materials and construction entering into the assembly of the Opening Protective Assemblies, stating the location of the premises where the Opening Protective Assemblies will be used, the Building Permit number, the name of the approved Opening Protective Assembly and the manufacturer and the number of such units to be manufactured.

Note: Where an Opening Protective Assembly is of fire-proofed wood, such wood shall be submitted to tests for fireproofed wood, as prescribed in the Administrative Building Code, Section C26-331.9.

2.3 After the materials have been cut and inspected, the authorized inspection agency shall inspect the assembly and fabrication of the parts and shall issue an

approved label only if the completed Opening Protective Assemblies comply in all respects with the approved specifications on file in the Board of Standards and Appeals.

Rule 3—Labeling Requirements.

3.1 Every approved Opening Protective Assembly before installation in a building under the provisions of the Administrative Building Code, shall have securely attached to it, a metal label of a design approved by the Board, giving the name of the Opening Protective Assembly, the calendar number of the approval of the device, the fire-resistive rating, the serial number of the specific type of door and buck, or window, the year of manufacture and the name of the inspection agency. When opening protective assemblies are manufactured for stock, the inspection agency shall furnish a report to the manufacturer of his inspection of each assembly including all data as is herein required.

3.2 After attachment of the Serial Label to the Opening Protective Assembly, the inspection agency shall advise the Borough Superintendent the serial numbers, the address of the premises and the Building Permit numbers of the approved Opening Protective Assembly. When opening protective assemblies are installed in a building as building maintenance, the manufacturer shall furnish similar data on forms obtained from the Borough Superintendent.

3.3 The manufacturer may also attach to the Opening Protective Assembly, a metal label giving the name and location of the manufacturer. He shall also keep an office record showing the location of each Opening Protective Assembly manufactured by him, its serial label number and the Building Permit number; and this record shall be open for inspection by any authorized representative of the Board of Standards and Appeals and the Department of Housing and Buildings.

3.4 Every labelled Opening Protective Assembly shall be constructed and installed in all essentials as tested and approved and arranged to receive hardware of an equal type, quality and material and requiring no greater cutting away of the wood or metal than on the approved Opening Protective Assembly, as tested.

3.5 Where opening protective assemblies are manufactured upon to 25% in excess of the sample as tested and as permissively allowed under C26-610.0a, the permitted increase in area shall not exceed width and height dimensions greater than 15 percent of the sample as tested. In all cases the permissively allowed increase in area of 25% shall apply only to the sample when constructed identically in all respects with the tested sample.

3.6 When opening protective assemblies are manufactured for stock, such assemblies shall be inspected as provided herein. As the doors are shipped, the Borough Superintendent shall be furnished with the data as specified in Rules 3.1 and 3.2. When such opening protective assemblies are shipped to jobbers for stock, the manufacturer shall obtain the data from the jobbers, as required under rules 3.1 and 3.2 and immediately submit such data to the Borough Superintendent.

3.7 Openings for vision purposes and signal bells may be installed in an opening protective assembly when they are of approved type and when installed in accordance with the conditions of approval.

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RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 2 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commission of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the Administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BULLETIN

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CITY OF NEW YORK

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No. 39

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

CHIEF PETER LOFTUS

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WHitchall 3-3600

OFFICE HOURS FOR PUBLIC— 9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

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PETITIONS FOR CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On September 25, 1951, Petitions and Orders of Certiorari were served on the Board—one by Renander & Miller, attorneys for Mary Andrelli, et al., one by Bauso, Clemente & O'Hare, attorneys for Pasquale Vigliotti,—objecting property owners, seeking a court review of the Board's determination on July 31, 1951, granting a variation under Section 7c, in a residence and business use district, to permit the extension of an existing junk storage building; Cal. No. 176-50-BZ; premises 106-01 to 106-15—154th Street and 154-02 South Road, southeast corner, Jamaica, Borough of Queens.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman.

CALENDAR

DOCKET

New Cases filed up to September 18, 1951

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578-51-SA—ADT Aero System (fire protection), manufactured by ADT Company, Inc., Appliance.

579-51-SA—ADT Waterflow and Sprinkler Supervisory Devices (fire protection), manufactured by ADT Company, Inc., Appliance.

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585-51-SA—Whitlock Fuel Oil Heaters, Types R, V, V-1 and V-1-W, manufactured by The Whitlock Manufacturing Co., Appliance.

586-51-SA—Homart Floor Furnace, Model 155.15, manufactured by Prentiss Wabers Products Co., Appliance.

587-51-SA—Ingersoll-Rand Fuel Oil Transfer Pumps, Models APH and APK, sizes 6 through 20, (transfer fuel oil from storage tank to point of use), manufactured by Ingersoll-Rand Co., Appliance.

588-51-BZ—H.B.B.—Entire block bounded by Clark, Hicks, Pineapple and Henry street, 41-69 Clark street, 92-100 Henry street, 46-82 Pineapple street and 101-121 Hicks street (Block 231, Lot 1), Borough of Brooklyn, Alt. 1766-51.

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918-22-SA—Coleman Oil Burner, Model 804 (previously approved re Williams Oil-O-Matic Oil Burner, Model A), manufactured by Williams Oil-O-Matic Division, Eureka Williams Corporation, Appliance.

932-23-BZ—Vol. II—H.B.B.—5002 7th avenue and 674-684 50th street, southwest corner (Block 793, Lot 31), Borough of Brooklyn, Alt. 1034-51.

558-24-BZ—Vol. IV—H.B.B.—21-23 Lenox road, north side, 166 ft. east of Flatbush avenue (Block 5064, Lot 106), Borough of Brooklyn, Alt. 206-51.

166-34-SA—Vol. III—Lynn Power Oil Burner, Models 1F, 2CA and H, manufactured by Lynn Products Co., Inc., Appliance.

16-36-BZ—Vol. II—H.B.Bx.—North side of Westchester avenue, northwest corner of White Plains road and northeast corner of Leland avenue (Block 3880, Lots 1, 2, 3, 4 and 5), Borough of The Bronx, Amendment to N.B. 1087-49.

363-42-BZ—Vol. III—H.B.Bx.—650 Thwaites place, south side, from Olinville to Barker avenues, 2244 Barker avenue and 2211 Olinville avenue (Block 4338, Lots 12, 20, 22, 24, 27, 29, 31 and 33), Borough of The Bronx, Amendment to Alt. 119-51.

354-45-BZ—Vol. II—H.B.B.—341-347 Reid avenue and 63-79 Marion street, northeast corner (Block 1692, Lot 1), Borough of Brooklyn, Alt. 1963-51.

542-48-BZ—Vol. II—H.B.B.—128-130 Hicks street, west side, 45 ft. south of Clark street (Block 235, Lot 44), Borough of Brooklyn, N.B. 482-51.

464-49-BZ—H.B.Q.—57-07 to 57-17 Queens boulevard and 44-02 to 44-12 58th street, northwest corner (Block 1330, Lot 34), Woodside, Borough of Queens, N.B. 2627-49.

794-49-BZ—H.B.B.—54-64 Kermit place and 64-76 East 8th street, southwest corner (Block 5321, Lot 51), Borough of Brooklyn, N.B. 730-49.

191-51-SM—Vol. II—Trans-Color Screen Williams perforated sound type (motion picture screen), manufactured by Trans-Color Screen Co., Inc.; (reopened re change of design and flameproofing formula), Material.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 25, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, September 25, 1951, at 10 o'clock in Room 1013, Municipal Buildings, Manhattan, on the following matters:

36-45-BZ—Reopened July 17, 1951 for extension of time to complete—re Application of Paul Friedman, applicant on behalf of William A. White (deceased) and Nettie J. White, owners (General Outdoor Advertising Co., Inc., lessee), under section 7i of the zoning resolution, to permit in a business use district, the erection of an automobile showroom, salesroom and motor vehicle repair shop, incidental to salesroom and showroom only, with driveway and entrance more than 25 ft. from Merrick boulevard; premises 224-01 to 224-09 Merrick boulevard and 133-29 to 133-37 224th street, northeast corner (Block 12963, Lot 308), Laurelton, Borough of Queens.

49-51-BZ—Application, March 28, 1951, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Benjamin C. Nevin, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, accessory sales and storage, motor vehicle repairs and office; premises 146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.

54-51-BZ—Application, April 13, 1951, under section 21 of the zoning resolution, of Gustave Goldman, applicant, on behalf of Emily H. Selley, owner, to permit in a business use, C area district, the subdivision of lot into eight separate lots (Nos. 1, 2, 3, 4, 5, 6, 106 and 58) with each existing building exceeding the permissible area as to lot area, and new lots 1, 6, 106 and 58 not providing lot area for manufacturing; premises 1359-1363 (1377 played) Gates avenue and 357, 359, 361, 363, 363a, 365 and 367 Wilson avenue, northeast corner (Block 3334, Lots 1, 2, 3, 4, 5, 6, 106 and 58), Borough of Brooklyn.

55-51-BZ—Application, March 2, 1951, under sections 7c and 7i of the zoning resolution, of Paul Friedman, applicant, on behalf of Mollie Okun, owner, to permit in a residence use, C area district, the conversion of two pages to one store, with entrance on East 16th street

only, using more than the area permitted, for a term of years; premises 1601-1603 Quentin road, northeast corner of East 16th street (Block 6779, Lots 50 and 51), Borough of Brooklyn.

152-51-A—Application (decision of the borough superintendent) filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of sections 28 and 245 of the Multiple Dwelling Law re required open spaces; premises 1601-1603 Quentin road, northeast corner of East 16th street (1st floor); (Block 6779, Lots 50 and 51), Borough of Brooklyn.

462-51-BZ—Application, June 19, 1951, under section 7d of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of estate of Katherine W. Kean, owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from resident to lecture rooms, library, offices and caretaker's apartment; premises 117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

463-51-A—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

732-41-BZ—Reopened January 9, 1951 as Volume II—re Application, December 1, 1950, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Sinclair Refining Company, owner, to permit in a residence use district, the addition of motor vehicle repairs and the parking and storage of motor vehicles to existing gasoline service station, auto laundry, lubricatorium, sale of accessories and office; premises 100-01 to 100-15 Beach Channel drive, 3-22 to 3-40 Beach 101st street, southeast corner and 3-31 to 3-37 Beach 100th street (Block 585, Lot 40), Rockaway Beach, Borough of Queens.

337-51-BZ—Application, May 9, 1951, under sections 7f and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Joseph DeRoss, owner, to permit in a business and residence use district, the change in occupancy from parking and storage of more than five motor vehicles, to storage garage for more than five motor vehicles, motor vehicle repairs, car washing, lubrication and office; premises 3315-3323 Tilden avenue and 390-400 East 34th street, northwest corner (Block 4904, Lots 38, 39 and 40), Borough of Brooklyn.

444-51-BZ—Application, June 19, 1951, under section 7c of the zoning resolution of Henry George Greene, applicant, on behalf of East River Service Center, Inc., owner, to permit in a residence use district, the change in occupancy from storage garage and motor vehicle repair shop by the erection and maintenance of a gasoline service station, lubricatorium, auto washing, storage and sale of accessories, motor vehicle repair shop and office; premises 495-499 Franklin D. Roosevelt drive, southwest corner of Delancey street, 26 Mangin street and 6 Broome street (Block 322, Lots 37, 50, 51, 52 and 53), Borough of Manhattan.

492-51-BZ—Application, July 11, 1951, under sections 7a and 7c of the zoning resolution of Howard H. Snyder, applicant, on behalf of 768 Corporation, owner, to permit in a residence use district, the enlarging of existing stores within the building by removing existing partitions of living quarters at rear of stores; premises 62 East End avenue, west side, 25 ft. 11 in. north of East 82nd street (Block 1579, Lot 24), Borough of Manhattan.

493-51-BZ—Application, July 11, 1951, under sections 7a and 7c of the zoning resolution of Howard H. Snyder, applicant, on behalf of 768 Corporation, owner, to permit in a residence use district, the enlarging of existing store within the building by removing the existing partitions of living quarters at rear of stores; premises 64 East End avenue, west side, 51 ft. 4½ in. north of East 82nd street (Block 1579, Lot 25), Borough of Manhattan.

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OCTOBER 3, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, October 3, 1951, at 10 o'clock in Room 1013, Municipal Buildings, Manhattan, on the following matters:*

605-50-BZ—Application, August 3, 1950, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Vanhard Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and the sale of accessories for a term of fifteen years; premises 110-31 to 110-41 Horace Harding boulevard, 59-36 to 59-42 Van Doren street, northwest corner (Block 1970, Lots 39, 40 and 41), Corona, Borough of Queens.

24-51-BZ—Application, January 15, 1951, under sections 7f and 7i of the zoning resolution, of Thomas O'Rourke Gallagher, applicant, on behalf of Sam Berger, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office; premises 2240-2254 Flatbush avenue, west side, 360 ft. south of Avenue R (Block 8486, Lot 61), Borough of Brooklyn.

220-51-BZ—Application, March 30, 1951, under sections 7f and 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Vito Macina, Jr., owner, to permit in a business use district, the erection and maintenance of a gasoline (and oil selling) station and the parking and storage of more than five motor vehicles; premises Williamsbridge road, west side, 100 ft. north of Neill avenue (Block 4306, Lots 13 and 14), Borough of The Bronx.

503-50-BZ—Reopened April 3, 1951 as Volume II—Application, May 24, 1951, under section 21 of the zoning resolution of Henry C. Brucker, applicant, on behalf of Casper Livoti, owner, to permit in a business use, D area district, the erection and maintenance of a building (stores), using more than the area permitted; premises 62-29 Flushing avenue, north side, 190 ft. west of Grand avenue (Block 2713, Lot 34), Maspeth, Borough of Queens.

559-47-BZ—Reopened April 10, 1951 as Volume II—Application, March 12, 1951, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Probert on behalf of Abe Messinger, owner (Ace Automobile Sales Co., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; premises 1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn.

415-50-BZ—Application, June 14, 1950, under section 7f of the zoning resolution, of Joseph A. Doyle, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

787-50-BZ—Application, October 16, 1950, under section 7c of the zoning resolution of Simeon Heller, for Ann Di Agostino, owner (Jerry and Leonardo, Inc., lessee), to permit in a business use district, the extension of (i use and area), an existing gasoline service station and motor vehicle repair shop (previously granted by the Board for a term of years—expires June 28, 1951), to be used as a gasoline service station, office, salesroom, motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona, Borough of Queens.

541-51-BZ—Application, August 2, 1951, under sections 7a and 7c of the zoning resolution of Goldwater and Flynn, applicants, on behalf of ABC Television Company, Inc., owner, to permit in a residence and business use district, the change in occupancy from garage for more than five motor vehicles and showroom, to commercial uses (stores, offices, storage, paint and carpentry shops and garage for five cars); premises 2040-2052 Broadway, northeast corner of West 70th street (Block 1142, Lot 1), Borough of Manhattan.

28-50-A—635-639 2nd avenue, northeast corner of 37th street, (1st floor); (Block 695, Lot 1), Borough of Brooklyn.

356-50-A—193 Melrose street, north side, 151 ft. west of Central avenue (building 13); (Block 3156, Lots 203 and 207), Borough of Brooklyn.

168-51-A—Appeal from a decision of the fire commissioner, re transportation, storage and sale of combustible mixture, known as Revlon Nail Enamel Remover in glass containers, in New York City (quantity in containers not in conformity with Administrative Code requirements).

224-51-A—92 Brook street, south side, 121 ft. west of Pike street (ground floor); (Block 34A, Lots 1, 12, 22, 45 and 52), Tompkinsville, Borough of Richmond.

245-51-A—1393-1409 Broadway, west side, from West 38th to West 39th streets, 134-138 West 39th street, 529-535 7th avenue and 127-137 West 38th street (cellar); (Block 814, Lots 11, 15, 16, 17 and 58-67 inclusive), Borough of Manhattan.

HARRIS. H. MURDOCK, *Chairman.*

SEPTEMBER 25, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September 25, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:*

499-51-A—Application filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of section 177 of the Multiple Dwelling re yards and courts; premises 8 East 76th street, south side, 175 ft. east of 5th avenue (cellar floor); (Block 1390, Lot 65), Borough of Manhattan.

709-44-A—Vol. II—26-34 Delevan street, north side, 100 ft. east of Richards street (Block 519, Lot 39), Borough of Brooklyn.

1053-48-A—Vol. III—137-141 Duane street, north side, 150 ft. 1 in. west of Church street and 62-66 Thomas street (Block 147, Lot 5), Borough of Manhattan.

537-51-A—341-361 Park avenue and 101-105 East 51st street, northeast corner and 98 East 52nd street (subcellar); (Block 1306, Lot 1), Borough of Manhattan.

192-51-A—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield Gardens, Borough of Queens.

210-51-A—139 Front street, northeast corner of Depcyster street (Block 37, Lot 29), Borough of Manhattan.

237-51-A—116-162 Imlay street, west side, from Commerce to Verona streets, 111-121 Commerce street and 122-132 Verona street (1st, 5th and 6th floors); (Block 515, part of Lot 61), Borough of Brooklyn.

HARRIS. H. MURDOCK, *Chairman.*

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263-51-BZ—Application, April 10, 1951, under section 7e of the zoning resolution of Lama, Proskauer and Prober, for Thomas Amari, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sales and storage of accessories, motor vehicle repair shop, boiler room and office; premises 2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northwest corner (Block 8300, Lots 8 and 13), Borough of Brooklyn.

381-51-BZ—Application, June 1, 1951, under sections 7c, 21 of the zoning resolution of Lehman and Fitzsimons, for Gustav F. Veirman, owner, to permit in a residence use district, the extension to an existing riding stable; premises 231-11 56th road, north side, from Easthampton boulevard to 232nd street, 29-37 Easthampton boulevard and 53-50 to 53-62 232nd street (Block 7510, Lot 33), Bayside, Borough of Queens.

291-51-A—182-202 Douglas street, south side, 125 ft. east of Bond street (Block 417, Lots 1 and 9), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 3, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, October 3, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

226-51-A—307-317 Johnson avenue, north side, 554.1 ft. west of Bogart street (1st floor); (Block 3056, Lot 232), Borough of Brooklyn.

69-51-A—30-32 West 13th street, south side, 401 ft. east of 6th avenue (Block 576, Lot 23), Borough of Manhattan.

68-51-A—200-214 Madison avenue, west side, from East 5th to East 36th streets, 11-17 East 35th street and 10-18 East 36th street (4th floor); (Block 865, Lot 14), Borough of Manhattan.

95-51-A—23-25 Beaver street, north side, 80 ft. 11 in. east of New street and 58-62 New street (roof); (Block 4, Lot 6), Borough of Manhattan.

12-51-A—51-00 Northern boulevard, southeast corner of Woodside avenue (yard surrounding garage); (Block 192, Lot 1), Woodside, Borough of Queens.

08-51-A—143-145 Prince street and 445-449 West Broadway, northeast corner (Block 515, Lot 45), Borough of Manhattan.

06-51-A—176 Madison avenue, west side, 49.4½ ft. north of East 33rd street (Block 863, Lot 21), Borough of Manhattan.

07-51-A—469-471 Broome street, southwest corner of Greene street (Block 475, Lot 47), Borough of Manhattan.

05-51-A—473-475 Broome street, south side, 50 ft. west of Greene street (Block 475, Lot 46), Borough of Manhattan.

57-50-A—89 Hull street, north side, 25 ft. west of Hopkinson avenue (1st floor); (Block 1532, Lot 39), Borough of Brooklyn.

00-51-A—Foot of Kent street, 527 ft. 5½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

39-51-A—Foot of Huron street, 643 ft. west of West street (Block —, Lot —), Borough of Brooklyn.

452-51-A—49-10 Metropolitan avenue, south side, 194.37 ft. west of Bohack square (2nd, 3rd and 4th floors); (Block 3375, Lot 40), Ridgewood, Borough of Queens.

491-51-A—Foot of Java street, 544 ft. 1½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 9, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 9, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

731-46-BZ—Reopened June 26, 1951 for consideration as to extension of term of variance—re Application of Lama, Proskauer and Prober, applicants on behalf of F. Franklin Perrine, owner, under section 7e of the zoning resolution, to permit in a residence use district for a term of years, the change in occupancy from a public garage to factory; premises 35-38 to 35-44 30th street, west side, 143 ft. north of 36th avenue and 35-37 to 35-43 29th street (Block 341, part of Lot 6), Long Island City, Borough of Queens.

835-47-BZ—Reopened May 2, 1950 as Volume II—Application, April 21, 1950, under sections 7i, 7e and 7A of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of E. Koepfel, Inc., owner, to permit in a residence and business use district, the parking of cars on roof of existing structure with a business driveway crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection; premises 162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

366-51-A—162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

313-51-BZ—Application, May 2, 1951, under section 7e of the zoning resolution, of Carroll Blake, applicant, on behalf of Mary Molina, owner, to permit in a residence and business use district, the installation of power saws in existing lumber storage building, to be used as a wood cabinet making shop for a term of twenty years; premises 2898-2902 Nostrand avenue, west side, 540 ft. north of Avenue P (Block 7690, Lot 73), Borough of Brooklyn.

352-51-BZ—Application, May 17, 1951, under section 7h of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of T. Victor Searing, owner, to permit in the residence use district portion of lot, the extension of existing parking and storage of more than five motor vehicles in the retail use district, for a term of years; premises 179-43 to 179-51 Hillside avenue and 87-26 Midland parkway, northwest corner (Block 9937, Lot 42), Jamaica, Borough of Queens.

358-51-BZ—Application, May 24, 1951, under section 7h of the zoning resolution of William A. Giesen, applicant, on behalf of Heiss and Wegmann Inc., owner, to permit in a residence use district, the parking and storage of owner's motor vehicles, and motor vehicles being repaired, no fee to be charged, for a term of five years; premises 284 East 136th street, south side, 125 ft. east of Lincoln avenue (Block 2311, Lot 10), Borough of The Bronx.

464-49-BZ—Reopened September 18, 1951—for consideration of amended plans—re Application of A. L. Andujar, applicant on behalf of The Texas Co., owner, under sections 7f and 7i of the zoning resolution, to permit upon the business portion of the plot located partly in a business and partly in a residence use district, the erec-

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tion and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs and office; premises 57-07 to 57-17 Queens boulevard, 44-02 to 44-12 58th street, northwest corner (Block 1330, Lot 34), Woodside, Borough of Queens.

39-37-BZ—Reopened April 17, 1951 as Volume IV—Application, March 19, 1951, under section 7c of the zoning resolution of Ribelle V. Perotto, for H. R. Schwartz, Arnold Schwartz, Henry L. Schwartz, B. D. Schwartz and I. W. Schwartz owners (doing business as United Service Stations), to permit in a business use district, the extension in use of gasoline service station, brake testing station, and the parking and storage of more than five motor vehicles; to include area now used for the parking and storage of more than five motor vehicles, to be used as a gasoline service station, auto laundry, lubricatorium, and brake-testing, and to permit the installation of four additional gasoline storage tanks and four additional dispensing pumps; premises 619-641 Coney Island avenue, east side, from Mathews place to Slocum place, 2-8 Mathews place and 1-5 Slocum place (Block 5141, Lots 53 and 74), Borough of Brooklyn.

617-40-BZ—Reopened July 24, 1951 as Volume II—Application, July 18, 1951, under section 7e of the zoning resolution of Dominick Salvati & Son, for Garfield Park Postal Building Corp., owner, to permit in a residence use district, the erection and maintenance of a United States Post Office (Finance station); premises 1623-1625 East 17th street, east side, 100 ft. south of Avenue P (Block 6780, Lot 77), Borough of Brooklyn.

226-41-BZ—Reopened July 24, 1951 as Volume II—Application, July 18, 1951, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, for Joseph T. Donohue, owner, to permit in a residence use, B area district, the extension of one story altered building, for use as a store, using more than the area permitted; premises 60-62 East 86th street, south side, 134 ft. 5 1/3 in. east of Madison avenue (Block 1497, Lots 48 and 48 1/2), Borough of Manhattan.

90-42-BZ—Reopened July 24, 1951 as Volume II—Application, June 28, 1951, under sections 7f, 7i and 7h of the zoning resolution of Henry George Greene, for Abraham Rubinstein, owner, to permit in a business district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises West side of Edward L. Grant Highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx.

413-49-BZ—Reopened June 19, 1951 as Volume II—Application, June 19, 1951, under section 7c of the zoning resolution of Schuman and Lichenstein, for 119-20 Corporation, owner (Rogers Drug Co., lessee), to permit in a residence and local retail use district, the extension of existing building for loading area with an entrance through residence use portion of plot; premises 119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), Jamaica, Borough of Queens.

460-51-BZ—Application, June 21, 1951, under sections 7f, 7i and 7h of the zoning resolution, of Henry George Greene, for Jerry I. Kaufman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, sale of accessories, lubricatorium, car washing, motor vehicle repairs, and office; and to permit the parking and storage of more than five motor vehicles; premises Northwest corner East 162nd street

and Park avenue, also northeast corner East 162nd street and Teller avenue (Block 2422, Lot 59), Borough of The Bronx.

282-49-A—Vol. II—60 Broadway, southeast corner of Wythe avenue (2nd floor, Gretsche Building No. 4); (Block 2130, Lot 5), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 9, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 9, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

490-46-SA—Bryant Gas Fired Unit Heaters—Models 85 and 85C.

471-50-SA—Vic Special Per Dry Cleaning Machine—Model 32.

548-50-SA—Youngstown Kitchens Automatic Electric Dish Washer—Model B-48-D.

355-51-SM—World Concrete Filled Steel Columns; 3 1/2" x 4"—Lightweight and 3 1/2"; 4" and 5" and 5 1/2" Heavy Weight.

678-49-SA—Clow Gas-Fired Unit Heaters—Model Nos. 85-100-135-170-210 and 170G.

150-48-SA—Vol. II—Shafconaie Hanging Oil Fired Unit Heaters—Models 10A, 20A, 30A and 40A (previously approved re Shafco Hanging Oil Fired Unit Heater); (reopened April 3, 1951 re amendment of resolution as to change of Model number designation and as to change of owner-manufacturer).

556-50-SM—United States Gypsum Trussteel Stud.

390-49-SM—United States Gypsum Company's Braced Tite Lathing System.

101-51-SM—Siegel Spark Arrester and Dust Collector.

340-51-A—618 Lexington avenue, west side; 20 ft. 10 1/2 in. north of East 53rd street (5th floor); (Block 1308, Lot 14 1/2), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 16, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 16, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

838-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubricatorium and accessory sales; premises 376 3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

201-51-BZ—Application, February 2, 1951, under sections 7f and 7i of the zoning resolution, of Samuel Juster, applicant, on behalf of David D. Cantor, owner, to permit

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a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, accessories, motor vehicle repairs and office for a term of fifteen years; premises 1585-1611 Ralph avenue and 6001-6005 Farragut road, northeast corner and 512-534 East 78th street (Block 7956, Lot 1), Borough of Brooklyn.

1051-21-BZ—Reopened June 5, 1951 as Volume II—Application, May 21, 1951, under sections 7c, 7e and 7f of the zoning resolution of Anthony T. Nappi, for Mary Nappi, owner, to permit in a residence and business use district, the additional use of a gasoline service station, auto washing, lubrication, sale of auto accessories and office; and the parking of motor vehicles waiting to be serviced—to existing garage for more than five motor vehicles and motor vehicle repair shop; premises 1820-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

296-32-BZ—Reopened July 17, 1951 as Volume IV—Application, November 15, 1950, under sections 7e, 7f and 7A of the zoning resolution of Paul Friedman, for Kings Bay Realty Corporation, owner (Irving Saltz and Edmund Papano, lessees); (conditional vendee; Regal Properties, Inc.), to permit in the business use district portion of a plot partly in a residence use district, and partly in a business use district, for a term of ten years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sale of accessories with curb cuts and sign more than the permitted distance from the intersection; premises 115-123 Kings Highway, and 1626-1640 Stillwell avenue, northwest corner (Block 6253, Lot 21), Borough of Brooklyn.

136-37-BZ—Reopened July 17, 1951 as Volume II—Application, June 21, 1951, under sections 7f and 7h of the zoning resolution of Henry George Greene, for Amp Auto Service, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing lubritorium, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt portion of plot; premises 239-255 East 3rd street, north side, 90 ft. west of Avenue C, 292-298 East 4th street, south side, 90 ft. west of Avenue C (Block 386, Lots 32 and 33), Borough of Manhattan.

94-51-BZ—Application, May 29, 1951, under sections 7f and 7i of the zoning resolution of Henry George Greene, or the Houston Theatre Corporation, owner, to permit in a business use district, the change in use of cellar to garage for more than five motor vehicles, and the change in use of first floor to garage for more than five motor vehicles, gasoline service station, lubritorium and motor vehicle repair shop; premises 111-117 East Houston street and 229 Chrystie street, southwest corner (Block 27, Lot 27), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 23, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 23, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

14-45-BZ—Vol. II—Reopened September 18, 1951—for consideration as to new proposal—re Application of J. J. Proskauer and Prober, applicants, on behalf of J. and R. Realty Co., Inc., owner, under section 7c of the zoning resolution, to permit partly in a business use and partly in a residence use district, the proposed change in occupancy from public garage, office and gas station to factory use, using more than the permitted area for manufacturing use; premises 341-347 Reid ave-

nue and 63-79 Marion street, northeast corner (Block 1692, Lot 1), Borough of Brooklyn.

16-36-BZ—Vol. II—Reopened September 18, 1951—for consideration as to amendment re additional storage tanks—re Application of Frederick A. Ketcher, applicant on behalf of Kesbec, Inc., owner, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station (previously denied under sections 7f and 21), motor vehicle repair shop, auto washing, lubritorium, office and sale of accessories, for a term of fifteen years; premises north side of Westchester avenue, northwest corner of White Plains road and northeast corner of Leland avenue (Block 3880, Lots 1, 2, 3, 4 and 5), Borough of The Bronx.

626-41-BZ—Reopened September 25, 1951 for consideration as to extension of term of variance—re Application of Embury and Lucas, applicants, on behalf of Metropolitan Jockey Club, owner, under section 7h of the zoning resolution, to permit in a residence use district, for a term of years, the transient parking within the residential area as an extension to the permissive parking in the business area; premises 165-10 Baisley boulevard, southeast corner of New York boulevard (Block 3300, Lot 2), Jamaica, Borough of Queens.

1029-40-A—165-10 Baisley boulevard, south side, 480 ft. east of New York boulevard (Block 3300, Lot 2), Jamaica, Borough of Queens.

446-50-BZ—Reopened and restored to docket, September 25, 1951—re Application of Herbert H. Widder, applicant, on behalf of Mary Kulwiec, owner, under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a two-family dwelling nearer to the street line permitted; premises 150-05 84th road, northeast corner of 150th street (Block 9750, Lot 29), Jamaica, Borough of Queens.

628-51-A—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (mezzanine); (Block 6341, Lot 30), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 23, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 23, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

240-51-A—101-28 45th avenue, south side, 100 ft. west of 102nd street (Block 1630, Lots 13, 14), Corona, Borough of Queens; (under section 35 of the General City Law re bed of mapped street—proposed widening of 45th avenue.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 30, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 30, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 18, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

ZONING APPLICATIONS

27-40-BZ—Vol. II

APPLICANT—Paul Friedman, for Frank Derasmo, owner.
SUBJECT—Application reopened July 3, 1951—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of an accessory building on an existing gasoline service station.

PREMISES AFFECTED—144-25 North Conduit avenue, north side, 215 ft. west of 135th avenue and 144-40 135th avenue (Block 2873, Lot 18), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Frank Derasmo.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision without further argument; date to be set.

731-46-BZ

APPLICANT—Lama, Proskauer and Prober, for F. Franklin Perrine, owner.

SUBJECT—Application reopened June 26, 1951 for extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the change of occupancy from public garage to factory.

PREMISES AFFECTED—35-38 to 35-44 30th street, west side, 143 ft. north of 36th avenue and 35-37 to 35-43 29th street (Block 341, part of Lot 6), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Alfred J. Perrine, J. Franklin Perrine and Albert E. Karp.
For Opposition: Charles S. Belden, N. Kelmenson, Madeline Napolitano, Anna Markoly, Josephine Lafflia, Edith Baslice, Anita Ruggeri, M. J. Andreoli, Lillian Harrison and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 9, 1951, at 10 A.M. for inspection and decision without further argument.

835-47-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for E. Koepfel Inc., owner.

SUBJECT—Application reopened May 2, 1950—re Application (decision of the borough superintendent) under sections 7i, 7e and 7A of the zoning resolution, to permit in a residence and business use district, the parking of cars on roof of existing structure with a business driveway crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, E. Koepfel and S. G. Feldman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 9, 1951, 10 A.M. for further revised plans.

503-50-BZ—Vol. II

APPLICANT—Henry C. Brucker, for Caspar Livoti, owner.

SUBJECT—Application reopened April 3, 1951—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building (stores), using more than the area permitted.

PREMISES AFFECTED—62-29 Flushing avenue, north side, 190 ft. west of Grand avenue (Block 2713, Lot 34), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Caspar Livoti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 3, 1951 at 10 A.M. for applicant to file revised plans.

151-51-BZ

APPLICANT—Paul Friedman, for Mollie Okun, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district, the conversion of two garages to one store with entrance on East 16th street only, using more than the area permitted, for a term of years.

PREMISES AFFECTED—1601-1603 Quentin road, north east corner of East 16th street (Block 6779, Lot 50 and 51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 25, 1951 at 10 A.M. for applicant to obtain new decision from the borough superintendent.

313-51-BZ

APPLICANT—Carroll Blake, for Mary Molina, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence and business use district the installation of power saws in existing lumber storage building, to be used as a wood cabinet making shop for a term of twenty years.

PREMISES AFFECTED—2892-2902 Nostrand avenue, west side, 540 ft. north of Avenue P (Block 769, Lot 73), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carroll Blake.

For Opposition: Philip Kessel, Mrs. David Kafron, Frances Lubkin, Henrietta Stein, N. Lieblich, Louis Burka, Charles Paley and Shirley Kessel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 9, 1951, 10 A.M. for inspection and decision without further argument.

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352-51-BZ

APPLICANT—Joseph M. Lonergan, for T. Victor Searing, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use district portion of lot the extension of existing parking and storage of more than five motor vehicles in the retail use district, for a term of years.

PREMISES AFFECTED—179-43 to 179-51 Hillside avenue and 87-26 Midland parkway, northwest corner (Block 9937, Lot 42), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph M. Lonergan and T. Victor Searing.

For Opposition: Leo Brown, Felice Douglas and Frederick W. Mueller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 9, 1951, at 10 A.M. for inspection and decision without further argument.

158-51-BZ

APPLICANT—William A. Giesen, for Heiss and Wegmann Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of owner's motor vehicles, and motor vehicles being repaired, no fee to be charged, for a term of five years.

PREMISES AFFECTED—284 East 136th street, south side, 125 ft. east of Lincoln avenue (Block 2311, Lot 10), Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Giesen, John Heiss and Frank Wegmann.

For Opposition: Benjamin Salkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 9, 1951, at 10 A.M. for inspection and decision without further argument.

62-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Katherine W. Kean, owner (N. Y. State Pharmaceutical Assoc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from residence to lecture rooms, library, offices and caretaker's apartment.

PREMISES AFFECTED—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Charles M. Arak, J. Hersh and Jules Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 25, 1951, 10 A.M. at request of representative for objector.

1-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Philip Rush, owner.

SUBJECT—Application reopened May 29, 1951—re Application (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and business use district, the

erection and maintenance of a gasoline service station, lubritorium, car washing and motor vehicle repairs, and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—84-11 to 84-19 Parsons boulevard and 158-01 to 158-07 84th road, northeast corner (Block 9789, Lot 6), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Philip Rush.

For Opposition: Herbert A. O'Brien, Fred H. Bockelman, Anthony J. Virby, Robert T. Groh, Harriet Nelson, Jean O'Hara, Frances McGackin, Regina M. Chase, Rose Ferrari, Elsie Meissner and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn, without prejudice, after hearing.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

912-50-BZ

APPLICANT—Frederick G. Frost, Jr., for Queens Equity Realty Co. Inc., owner (William H. Hellawell, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7h and 7A of the zoning resolution, to permit in a residence and business use district, the parking of motor vehicles for customers' cars, with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue, 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: P. W. Brand.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at written request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

914-50-BZ

APPLICANT—Frederick G. Frost, Jr., for Queens Equity Realty Co. Inc., owner (William H. Hellawell, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7h, 7A and 21 of the zoning resolution, to permit in a residence use, E area district, and a business use, D area district, the erection and maintenance of a business building (retail super market), using more than the area permitted, and without the required setback, side and rear yards; with entrances and display windows more than the permitted distance from the intersection; and to permit the parking of motor vehicles on the unbuilt upon portion of the lot; and to permit a ground sign.

PREMISES AFFECTED—102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens.

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APPEARANCES—

For Applicant: None.

For Opposition: P. W. Brand

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at written request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

270-49-BZ—Vol. II

APPLICANT—Ingram S. Carner, for 65-60 Austin Street Corp., owner.

SUBJECT—Application reopened May 8, 1951—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the change in occupancy from garage for more than five motor vehicles to factory use (previously granted by the Board for garage for more than five motor vehicles using more than the area permitted).

PREMISES AFFECTED—65-54 to 65-60 Austin street, south side, 234.71 ft. east of 65th road (Block 3104, Lot 97), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (270-49-BZ—Vol. II)

WHEREAS, this application, under Section 21 of the zoning resolution, to permit in an unrestricted use, D area district the erection and maintenance of a storage garage, using more than the area permitted, affecting premises 65-54 to 65-60 Austin street, south side, 234.71 ft. east of 65th road (Block 3104, Lot 97), Forest Hills, Borough of Queens, was granted by the Board on July 6, 1949, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and an amendment of the resolution; and

WHEREAS, this application was reopened as Vol. II, on May 8, 1951, to consider a new proposal, subject to the regular procedure; and

WHEREAS, on July 24, 1951, this application was removed from the calendar; and

WHEREAS, on July 31, 1951, this application was set for hearing on September 18, 1951 at 10 A.M., in accordance with the reopening resolution of May 8, 1951; and

WHEREAS, a public hearing was held on this application on September 18, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated April 19, 1951 acting on Alt. Applic. 604-51, reads:

"#1—As original building was approved under Cal. 270-49-BZ any change of use requires the approval of B of St & A."

and

WHEREAS, the applicant states that the building, as originally granted by the Board, has been erected and certificate of occupancy Q62807 was issued by the building department on April 10, 1950 for use as a storage garage for more than five cars; that when this matter was originally before the Board this location was and still is in an unrestricted zone; that the question before the Board was one of area not of use, and the Board saw fit to grant the area request on July 6, 1949; that the only reason this matter was again referred to the Board was merely to receive permission to change the use of this building from storage garage to factory due to

the fact that the Board had previously acted on this location on the question of area coverage; that since the use now proposed, that of a factory, is less prohibitive than the former approved use of storage garage, it was believed that the Board could dispose of this matter by amendment of the resolution; that in view of the foregoing facts, it is respectfully requested that the Board reconsider the reopening, subject to the usual procedure, to the extent of waiving those certain requirements such as new last owners, new photographs, new radius diagram and notification of property owners by registered mail, all of which it is felt are prohibitive and unnecessary expenses.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 6, 1949, by adding thereto:

"... that in the event the owner desires to occupy the building for factory purposes, as passed upon by the borough superintendent under Alt. Applic. 604-51, Objection 1, under date of April 19, 1951, such use in lieu of the garage use as previously proposed may be permitted, on condition that the building in all other respects complies with all laws, rules and regulations applicable thereto, including the requirement of the State Labor Law; that a revised certificate of occupancy shall be obtained."

480-51-BZ

APPLICANT—Loshen and Lazarus, for Praver Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 19b of the zoning resolution, to permit in a residence use, F area district more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the zoning resolution as to side and rear yards and set backs; and with parking and garage space as calculated for the development as a unit instead of individual buildings.

PREMISES AFFECTED—15-25 to 15-27; 15-31 to 15-53 and 15-57 to 15-59 160th street; 160-02 to 160-44 Cross Island parkway; 15-22 to 15-24 and 15-28 to 15-42 163rd street and 160-01 to 160-11; 160-19 to 160-33 and 160-41 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee

Negative 0

THE RESOLUTION (480-51-BZ)

WHEREAS, Loshen and Lazarus for Praver Holding Corp. owner, filed June 29, 1951 an application under sections 21 and 19b of the zoning resolution, to permit in a residence use, F area district, more than one building on a lot, by the erection of a two-story garden apartment development, not in conformity with the area district requirements of the zoning resolution as to side and rear yards and setback and with parking and garage space as calculated for the development as a unit instead of individual buildings, affecting premises 15-25 to 15-27, 15-31 to 15-53 and 15-57 to 15-59 160th street; 160-02 to 160-44 Cross Island parkway; 15-22 to 15-24 and 15-28 to 15-42 163rd street, and 160-01 to 160-11; 160-19 to 160-33 and 160-41 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application on September 11, 1951, after due notice by publication in the Bulletin, and laid over to September 18, 1951, for application to obtain a decision from the borough superintendent as

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lots and for further consideration in connection with Cal. 505-51-A; and

WHEREAS, the district maps accompanying the zoning resolution show that Cross Island parkway, 16th avenue, 163rd street, 160th street and the site are in a residence use, F area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 28, 1951, acting on N.B. 8864 to 8870, inclusive, reads:

"1. The erection of more than one bldg. on a lot is contrary to article 1, section 1, subdivision V zone resolution.

"3. Proper rear yards not shown provided Art. IV, Sec. 16-b zone resolution.

"4. Proper side yards not shown provided for each bldg. contrary to Art. IV, Sec. 16-b zone resolution.

"5. Provide individual garages Art. 11, Sec. 3 sub. 9-b zone resolution.

"7. Off street parking or storage spaces for each family not provided Art. IV, Sec. 19-b, Sub. b-2 zone resolution."

nd

WHEREAS, amendment dated September 12, 1951, and filed with the Department of Housing and Buildings on N.B. 8864 to 8870, inclusive, reads:

"Revised site plan with lot lines for each group of buildings filed to meet zoning objections."

nd

WHEREAS, the decision of the borough superintendent, dated September 13, 1951, acting on N.B. 8864 to 8870, inclusive, reads:

"Revised site plan fails to remove any objections previously given."

nd

WHEREAS, the applicant states that the premises consist of plot, 660 ft. frontage by 360 ft. in depth (irregular), presently vacant; that it is proposed to erect a group of attached two-family class 4 dwelling units, arranged in units as to form a garden type apartment development, with accessory garages, open air parking spaces, play areas, drying areas, etc., and

WHEREAS, the applicants contend that the original application covering the balance of the property of which the block included in this application is a part, was granted and the variance allowed; that as stated in that application, Group D which was proposed to be built on tax plot 4754 was omitted from the original application for the reason that the owners were unable to purchase the necessary land in that block due to the refusal of the owner of a parcel 40 by 100 to sell his property at a price consonant with its value; that all owners of record of property within the area affected by this new application have been previously notified in connection with the original application; that the development here is identical with the development in the previous application; that a commitment for the proposed construction has been obtained from the Federal Housing Administration and lending institutions and the cooperative apartments, as others in the development, have been sold previously to purchasers, most of whom are veterans of World War II; that the total number of apartments is 132 and the total number of rental rooms is 618; that there are no garages under buildings; that the total number of garages on the site is 30 and parking spaces number 77; that the total number of rental rooms is 3; that the total acreage is 5.3627, the total area of the site is 233,600 square feet and the total area of buildings is 60,917 square feet; that the same facts apply to this block as submitted with the original application; that this is under the same ownership and is part of the same development plan; and

WHEREAS, the Board deemed that the applicant is entitled to relief under Section 19 (b) of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the zoning resolution and that the application be and it hereby is

granted as to Objections 1, 3 and 4 of N.B. Applic. 8864 to 8870-51, inclusive, on condition that each structural group under a continuous roof shall be provided with its own lot for the purpose of complying with the requirements of the regulation as to definition of a lot as issued by the Commissioner of the Department of Housing and Buildings; that on such lots the requirements of the zoning resolution as to yards shall be complied with as indicated on revised plan marked "Received September 18, 1951," 1 sheet; and granted under Section 19 (b) as to Objections 5 and 7, on condition that the garages shall be constructed and maintained in accordance with the plan indicating such garages marked "Received September 18, 1951," 1 sheet; on condition that the garage spaces and parking spaces, as herein permitted, shall be maintained in accordance with the plan as filed marked "Received September 18, 1951," and in accordance with this resolution permitting buildings and their accessory garages and parking spaces, as proposed, to be erected on individual lots, substantially as indicated on such additional plan and plans filed with this application marked "Received September 10, 1951," 24 sheets; that this variance is granted for the term of the proposed mortgage not to exceed a term of forty (40) years; that all the general requirements of the resolution adopted on March 6, 1951, under Calendar Numbers 941-50-BZ and 942-50-A relating to the development insofar as they are applicable shall be complied with; that in all other respects the buildings and occupancies shall comply with all laws and regulations other than as modified by resolution adopted this day under Cal. No. 505-51-A; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

282-49-A—Vol. II

APPLICANTS—Roosevelt, Freidin and Littauer, for the Lewyt Corp., owner.

SUBJECT—Appeal reopened September 18, 1951—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—60 Broadway, southeast corner of Wythe avenue (2nd floor); (Block 2130, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan Tanen, M. Scharberger and Irving Feirtag.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 9, 1951, 10 A.M. for further inspection and decision.

152-51-A

APPLICANT—Paul Friedman, for Mollie Okun, owner.

SUBJECT—Application (decision of the borough superintendent) filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of sections 28 and 245 of the Multiple Dwelling Law—re required open spaces.

PREMISES AFFECTED—1601-1603 Quentin road, northeast corner of East 16th street (1st floor); (Block 6779, Lots 50 and 51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 25, 1951, at 10 A.M. for applicant to obtain new decision from the borough superintendent.

366-51-A

APPLICANT—Burke, Morrison and Green, for E. Koepfel Inc., owner.

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SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, E. Koepfel and S. G. Feldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 9, 1951, 10 A.M. for further revised plans.

463-51-A

APPLICANT—Lama, Proskauer and Prober, for Estate of Katherine W. Kean, owner (N. Y. State Pharmaceutical Assoc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 25, 1951, 10 A.M. at request of representative for objector.

913-50-A

APPLICANT—Frederick G. Frost, Jr., for Queens Equity Realty Co. Inc., owner (William H. Hellawell, lessee).

SUBJECT—Appeal from a decision of the borough superintendent (under section 35 General City Law, re bed of mapped street—proposed widening of Metropolitan avenue).

PREMISES AFFECTED—101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue and 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: P. W. Brand.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn at written request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

915-50-A

APPLICANT—Frederick G. Frost, Jr., for Queens Equity Realty Co. Inc., owner (William H. Hellawell, lessee).

SUBJECT—Appeal from a decision of the borough superintendent (under section 35 General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

PREMISES AFFECTED—102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: P. W. Brand.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn at written request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

399-51-A

APPLICANT—Lama, Proskauer and Prober, for Philip Rush, owner.

SUBJECT—Appeal from a decision of the borough superintendent (under section 35 of the General City Law re bed of mapped street—proposed widening of Parsons boulevard).

PREMISES AFFECTED—84-11 to 84-19 Parsons boulevard and 158-01 to 158-07 84th road, northeast corner (Block 9789, Lot 6), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Philip Rush.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of action on Cal. 60-30-BZ, Vol. II, withdrawn after hearing.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

326-37-A—Vol. II

APPLICANT—The Cudahy Packing Co., lessee, for the City of New York, Department of Markets, owner.

SUBJECT—Appeal reopened March 13, 1951—re Appeal from a decision re an order of the fire commissioner (previously granted on condition).

PREMISES AFFECTED—820-824 Washington street northwest corner of Gansevoort street (Block 64 part of Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: James V. O'Neill, Walter S. G. Iazzi, John W. Dries and Philip Munisteri.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (326-37-A—Vol. II)

WHEREAS, The Cudahy Packing Company, for the City of New York, Department of Markets, owner, filed February 12, 1951 an appeal from an order and decision of the fire commissioner, affecting premises 820-824 Washington street west side, northwest corner of Gansevoort street (Block 64 part of Lot 1), Borough of Manhattan; and

WHEREAS, order number 77129LC issued by the fire commissioner on February 15, 1950 and repeated in a decision of the fire commissioner dated January 26, 1951, reads:

"1—Provide an ammonia mixer on system for Fire Department use and construct same in accordance with Section C19-103.0.C of the Administrative Code

"NOTE: Above order refers to York Ammonia System located on 1st floor."

and

WHEREAS, the applicant states that the building is stories, 48 ft., 8½ in. in height, 118 ft., 7⅞ in., by 143 ft., 2-11/16ths in. in area, of class 1 construction, erected on a lot 118 ft., 7⅞ in. by 143 ft. 2-11/16ths in. in area in unrestricted use, A area, class 2 height district, and occupied since 1939: 1st floor, coolers and shipping department, 25 persons; 2nd floor, offices, coolers and shipping, 46 persons; 3rd floor, curing coolers and processing, 60 persons; that the building is equipped with an ammonia standpipe system; and

MINUTES

WHEREAS, certificate of occupancy 26369 issued on July 23, 1940 describes the building as 3 stories, fireproof construction and permits the following use and occupancy: 1st floor, offices, coolers, storage garage for more than five motor vehicles, motor vehicle repair shop, work room, boiler room and refrigeration machine room; 2nd floor, offices, coolers, smoke houses, storage, toilet, lockers and work room; 3rd floor, coolers, smoke houses, work room and unloading platform, and states that the standpipe system was approved by the fire department on March 1, 1939, fuel oil installation approved by the fire department June 21, 1939 and one 550-gallon gasoline tank approved by the fire department March 24, 1939; and

WHEREAS, the applicant contends that the building was erected by the City of New York especially for the lessee's occupancy and the ammonia system was installed in 1938; that the ammonia system was installed by the York Corporation and all plans were approved at the time of installation, and each year thereafter a permit has been issued for its use; that relief valves have been installed and lines installed running to the atmosphere; that in all these years this has proved satisfactory; that if the system is now in violation it must have been in violation at the time it was installed and passed upon by the City, and the applicant can see no good reason at this time why a permit should be refused to operate the system; that in addition, it is felt that the expense for installing a new system is not justified; that it is therefore asked that the Board permit the maintenance of the existing system; and

WHEREAS, on July 7, 1937 the Board modified a decision of the fire commissioner relating to the installation of the direct refrigeration system carried from floor to floor in a building not used exclusively for ice making or for refrigeration purposes on condition that the refrigeration equipment be installed and maintained substantially as indicated on plans filed with such appeal on condition that in all other respects the equipment and maintenance shall comply with the provisions of the ordinances applicable thereto; and

WHEREAS, an examination of fire department folder No. 80820.16 indicates that permit No. 118595 was issued January 22, 1943, for the operation of a class A York Ammonia system containing 3,800 lbs. of ammonia with the refrigeration machine located in the engine room on the ground floor and the refrigerant piping extending throughout the building; that the application for such permit clearly indicated that there was no ammonia mixer installed on the system; that permit No. 118595 appears to have been issued to supersede permit No. 60115 which expired December 12, 1942; and

WHEREAS, the Fire Department records indicate that permits were issued up to permit No. 147537 which expired December 12, 1949 and that on the application for all of such permits, the question "ammonia mixer (?)" was always answered in the negative; that application filed with the fire commissioner January 5, 1950 for renewal of permit resulted in an inspection which found that the system was not equipped with an ammonia mixer and thereupon order No. 7129LC was issued.

Resolved, that the decision of the fire commissioner acting by Order 77129-LC, dated February 15, 1950, and repeated January 26, 1951, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution as adopted by the board on July 7, 1937, shall be complied with; that the system shall be arranged, as proposed and as indicated on plan filed with this appeal marked "Received February 23, 1951," sheet and maintained to the satisfaction of the Fire Commissioner.

15-51-A

APPLICANT—Loshen and Lazarus, for Prayer Holding Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—15-25 to 15-27; 15-31 to 15-53 and 15-57 to 15-59 160th street; 160-02 to 160-44

Cross Island parkway; 15-22 to 15-24 and 15-28 to 15-42 163rd street and 160-01 to 160-11; 160-19 to 60-33 and 160-41 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (505-51-A)

WHEREAS, Loshen and Lazarus for Prayer Holding Corporation, owner, filed June 29, 1951, an appeal from a decision of the borough superintendent, affecting premises 15-31 to 15-59 160th street, 15-25 to 15-27 160th street, 160-02 to 160-44 Cross Island parkway; 15-22 to 15-42 163rd street, 160-01 to 160-47 16th avenue (Block 4754, Lot 1), Flushing, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated June 28, 1951, acting on N.B. Applic. 8864-8870-1950, inclusive, reads:

"2. Attached frame building is contrary to Section 4.1.3 Building Code."

and

WHEREAS, the applicant states that the premises consist of acreage, as more fully described in application for zoning variance filed under Calendar No. 480-51-BZ, located in a residence use F area, Class I height district, upon which it is proposed to erect a group of attached two-family class 4 dwelling units, arranged in units so as to form a garden type apartment development with its accessory garages, open air parking spaces, play area and drying areas, as indicated on plans filed with Cal. No. 480-51-BZ; and

WHEREAS, the applicant contends that the buildings will be identical with those in the process of construction, a variance for which was previously granted by the Board under Cal. No. 942-50-A; that the proposed dwellings will be veneered on the exterior with 4 in. of masonry and each two-family dwelling unit will be separated by an 8 in. masonry wall from the foundation to the underside of the roof boarding, which wall be fire stopped where it meets the roof boarding and where it meets the front and rear walls.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 8864 to 8870-50, inclusive, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* as to Objection 2, that the dwellings shall be surfaced on the exterior with 4 in. of brick masonry, as proposed, on all sides and up to the peak of the gables; that each two family unit shall be separated from each other two-family unit in each building under one continuous roof by an 8 in. masonry wall from the foundation to the underside of the roof boarding; that such masonry walls shall be fire stopped at the roof boarding and at its intersection at the front and rear masonry veneered walls; that all such construction shall be as proposed and as indicated on plans filed as referred to in resolution adopted this day under Cal. 480-51-BZ; and similarly to the construction as permitted for the balance of the development as covered by resolutions adopted March 6, 1951, under Calendar Number 942-50-A; that in all other respects the buildings and occupancies shall comply with all laws and rules applicable thereto other than as modified by resolution adopted this day under Calendar Number 480-51-BZ; that the garage spaces shall be used solely as accessory to the dwellings in this development on this plot.

Adjourned: 3:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

MINUTES

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 18, 1951
2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPLIANCES AND MATERIAL SUBMITTED FOR APPROVAL

918-22-SA—Vol. II

APPLICANT—Williams Oil-O-Matic Division of Eureka Williams Corp., owner.

SUBJECT—Application for consideration—reopening and report as to additional names—re Williams Oil-O-Matic Oil Burner, Models HP-3, J, JJ, Jr., K, KA, KB, R, HP-1 Sentinel and HP-3A Sentinel and Water Heater Models (previously approved).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional name under which burner is to be marketed.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

166-34-SA—Vol. III

APPLICANT—Lynn Products Co., Inc., manufacturer-owner.

SUBJECT—Application for consideration—re reopening as Vol. III for test and report—re Lynn Power Oil Burner, Models 1, 2 and 3 (previously approved).

APPEARANCES—

For Applicant: Lawrence H. St. Jean.

ACTION OF BOARD—Application reopened as Vol. III for test and report as to additional models.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

191-51-SM—Vol. II

APPLICANT—Trans-Color Screen Co., Inc., owner-manufacturer (Norpat Sales Inc., agent).

SUBJECT—Application for consideration—reopening as Vol. II to consider change of design and flameproofing formula—re Trans-Color Screen, Williams perforated sound type (motion picture screen, previously approved).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II for test and report to consider a change in design and flameproofing formula.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

521-51-A

APPLICANT—Lehman and Fitzsimons, for Central Development Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—82-11 Doncaster place, east side, 68 ft. south of Edgerton road (Block 7238, Lot 17), Jamaica Estates, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Irving M. Newman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (521-51-A)

WHEREAS, Lehman and Fitzsimons for Central Development Corporation, owner, filed July 27, 1951, an appeal from a decision of the borough superintendent, affecting premises 82-11 Doncaster place, east side, 68 ft. south of Edgerton road (Block 7238, Lot 17), Jamaica Estates, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated July 20, 1951, acting on N.B. Applic. 3730-51, reads:

"1. Residence building of frame construction with area in excess of 2,500 sq. ft. is contrary to Sect. 4.2.1 of Building Code."

and

WHEREAS, the applicant states that the proposed building will be 1½ stories, 22 ft. in height; 61 ft. by 58 ft. 2 in. in area, of Class 4 construction, on a lot 89.96 ft. by 149.05 ft. irregular in area, in a residence use, G area, Class 1 height district and used and occupied as a one family dwelling with an attached two-car accessory garage; and

WHEREAS, the applicant contends that the proposed dwelling will have an area of 3,274 sq. ft. and a total floor area of 4,246 sq. ft. and will be occupied as a one family residence; that the building will be constructed of poured concrete foundation, frame walls covered on the exterior with 4 in. of brick veneer from top of foundation to plate line, the roof will be surfaced with approved asphalt shingles and the exterior walls above the 1st story will be surfaced with wood siding, shingles or stucco; that the building will be located a minimum of 20 ft. from the street line and a distance of 12 ft. from the north lot line, a minimum of 33 ft. from the rear lot line with the exception of the chimney breast and a distance of 15 ft. from the south lot line; that there will be 26 ft. clear between the building in question and the nearest building on the north and 33 ft. between the building in question and the nearest building on the south; that the building as proposed will be in harmony with the general development of the neighborhood.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 3730-51, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the building shall not be further extended as to ground area; that the exterior walls of the building shall be constructed as indicated on plan marked "Received September 18, 1951,"; that the building shall be located and arranged as to floors as indicated on plan marked "Received July 27, 1951," (6 sheets); that in view of the proposed construction of the exterior walls the building shall be deemed to comply as to ground area with the requirements of Section 4.2.1 of the Building Code and in all other respects shall comply with the requirements of all laws, rules and regulations applicable thereto.

216-34-A

APPLICANT—Haeuser Shellac Co., Inc., lessee.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a order of the fire commissioner (previously granted on condition for a temporary term).

PREMISES AFFECTED—52-64 Warren street, south side, 214 ft. west of Columbia street (Block 30 Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Hafner.

MINUTES

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (216-34-A)

WHEREAS, this appeal from an order of the fire commissioner, affecting premises 52-64 Warren street, south side 4 ft. west of Columbia street (Block 303, Lot 1), Borough of Brooklyn, was granted by the Board June 18, 1935, on certain conditions; and

WHEREAS, an amendment to the resolution was granted on November 12, 1941; and

WHEREAS, an extension of the term of variance was granted from time to time, the last such extension having been granted September 13, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 18, 1935, as thereafter amended by resolution adopted through September 13, 1949 only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted for a term of two (2) years, from the date of this amended resolution, that other than as herein amended, the resolution adopted on June 18, 1935, as amended by resolutions adopted through September 13, 1949, shall be complied with in all respects, that the equipment shall be maintained to the satisfaction of the fire commissioner."

34-A

APPLICANT—Samuel Rosenblum, for Montrose Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from an order of the fire commissioner (previously granted on condition, for a temporary term).

PREMISES AFFECTED—136 41st street, south side, 240 ft. east of 1st avenue (Block 716, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (348-34-A)

WHEREAS, this appeal from an order of the fire commissioner, affecting premises 136 41st street, south side, 240 ft. east of First avenue (Block 716, Lot 20), Borough of Brooklyn, was granted by the Board June 18, 1935, on certain conditions; and

WHEREAS, the resolution amended November 19, 1935 November 12, 1941; and

WHEREAS, the term of variance was extended from time to time, the last such extension having been granted September 26, 1950; and

WHEREAS, the applicant requested a further extension of term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 18, 1935, as thereafter amended by resolutions adopted through September 26, 1950, only so far as it has reference to the term of variance, so that as amended this portion of the resolution shall read:

"... Granted for a term of one (1) year from the date of this amended resolution, to permit the premises to be maintained to the satisfaction of the fire commissioner; that other than as herein amended the resolution adopted by the Board on June 18, 1935, as amended by resolutions adopted through September 26, 1950, shall be complied with."

66-51-A

APPLICANT—George F. Arnold, Executor, for Estate of F. Kuhn, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—42-14 149th place, west side, 125 ft. south of Sanford avenue (Block 5380, Lot 39), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: George F. Arnold.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice; applicant to obtain a complete examination by Department of Housing and Buildings and file full list of objections before action by the Board on Objection No. 3.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

357-51-A

APPLICANT—Joshua Brown, for Mayer Rosenholz, owner (D. and M. Motive Parts Co., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—290 Bay street, southwest corner of Swan street (Block 502, Lot 1), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of information from the Borough President as to widening of Van Duzer street extension and Bay street.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

391-51-A

APPLICANT—Gabriel Nathan, for H. Verby Holding Co. Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent (under section 35 of the General City Law re bed of mapped street—proposed widening of Cornaga avenue).

PREMISES AFFECTED—2112-2114 Cornaga avenue, north side, 92.75 ft. west of Beach 21st street (Block 214, Lot 6), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MINUTES

774-50-A

APPLICANT—DeRose and Cavalieri, for Elizabeth Paz-zanese, owner.

SUBJECT—Appeal from a decision of the borough super-intendent.

PREMISES AFFECTED—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951, 2 P.M. for applicant to file Building Zone applica-tion.

775-50-A

APPLICANT—DeRose and Cavalieri, for Elizabeth Paz-zanese, owner.

SUBJECT—Appeal from a decision of the borough super-intendent.

PREMISES AFFECTED—779 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951, 2 P.M. for applicant to file Building Zone applica-tion.

340-51-A

APPLICANT—Samuel Roth, for Lewis Block Corp., owner.

SUBJECT—Appeal from a decision of the borough super-intendent.

PREMISES AFFECTED—618 Lexington avenue, west side, 20 ft. 10 $\frac{2}{3}$ in. north of East 53rd street (5th floor); (Block 1308, Lot 14 $\frac{1}{2}$), Borough of Man-hattan.

APPEARANCES—

For Applicant: Samuel Roth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 9, 1951, 2 P.M. for inspection and decision; hearing closed.

19-51-A

APPLICANT—John T. Kelleher, Borough Superintendent.

OWNER OF PREMISES—Mansfield Associates, Inc.

LESSEE—Bernard Gudagno.

SUBJECT—Revocation of Certificate of Occupancy Q60907/49—re Permit #8161/49 and Alt. 802/49.

PREMISES AFFECTED—82-73 Parsons boulevard, southeast corner of 82nd drive (Block 6859, Lot 14), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Owner: Morton S. Cahn.

ACTION OF BOARD—Laid over to pending assignment of calendar number on building zone application.

ZONING APPLICATIONS

492-27-BZ—Vol. II

APPLICANT—Morton S. Cahn, for Halward Realty Cor-poration, owner.

SUBJECT—Application for consideration—reopening and

extension of time to complete—re Application (de-cision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the change in occupancy from gasoline service station (previously granted by the Board), to gasoline service station, sales office, lubritorium, brake testing, wheel alignment and extension of ex-isting structure.

PREMISES AFFECTED—1134-1144 East New York ave-nue and 2-12 East 98th street, southwest corner (Block 4600, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time ex-tended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative

THE RESOLUTION (492-27-BZ—Vol. II)

WHEREAS, this application under the zoning resolution to permit the erection and maintenance of a gasoline service station, affecting premises, 1134-1144 East New York ave-nue and 2-12 East 98th street, southwest corner (Block 4600 Lot 7), Borough of Brooklyn, was granted by the Board as Vol. I February 28, 1933, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended as Vol. II, July 23, 1946; and

WHEREAS, plans were approved January 14, 1947; and

WHEREAS, time to obtain permits and complete the wor has been extended repeatedly and last extended Septembe 26, 1950; and

WHEREAS, the applicant requested further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals do hereby amend the resolution adopted on February 28, 1933 as thereafter amended by resolutions adopted through Sep-tember 26, 1950, only so far as it has reference to the tin within which to obtain permits and complete the work, that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that a plans have been approved by the department of housin and buildings, that all permits shall be obtained and a work completed within the requirements of Section 22A of the zoning resolution (Alt. App. 3441-45)."

95-35-BZ

APPLICANT—Laspia and Agusta, for Stanley Gors owner.

SUBJECT—Application for consideration—reopening a extension of term of variance—re Application (de-cision of the borough superintendent), previous granted on condition, under section 7a of the zo-ing resolution, permitting in a residence use distri, the change of occupancy of an existing buildi (located on rear of lot) to a knitting mill for term of years.

PREMISES AFFECTED—423 Barbey street, east si 150 ft. north of Belmont avenue (Block 4013, L 3), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gaspare J. Gallo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term variance extended.

THE VOTE TO REOPEN AND EXTEND TERM

VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Guine

Negative

MINUTES

THE RESOLUTION (95-35-BZ)

WHEREAS, this application under section 7a of the zoning resolution, permitting in a residence use district for a term of two years, the change in occupancy of an existing building (located on the rear of the lot) to a knitting mill, affecting premises 423 Barbey street, east side, 150 ft. north of Belmont avenue (Block 4013, Lot 3), Borough of Brooklyn, was granted by the Board July 16, 1935, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended September 20, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 16, 1935, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under section 7, subdivision e for a term of two (2) years from the date of this *amended* resolution, *on condition*; that other than as herein *amended*, the resolution adopted on July 16, 1935, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained (Bldg. Notice 3203-35 and 6440-35)."

6-36-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment as to number of gasoline storage tanks—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, auto washing, lubritorium, office and sale of accessories, for a term of fifteen years.

PREMISES AFFECTED—North side of Westchester avenue, northwest corner of White Plains road and northeast corner of Leland avenue (Block 3880, Lots 1, 2, 3, 4 and 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher and Sheldon M. Covell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended; set for hearing as to parking use on October 23, 1951, at 10 A.M., waiving all requirements for plans and photographs; notice to be sent to owners in the area by regular mail.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (16-36-BZ—Vol. II)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station (previously denied by the Board under sections 7f and 21), motor vehicle repair shop, auto washing, lubritorium, office and sale of accessories for a term of fifteen years, affecting premises Westchester avenue, north side, Northwest corner White Plains road and Northeast corner of Leland avenue (Block 3880, Lots 1 to 5, inclusive), Borough of The Bronx was granted by the Board, April 18, 1950, as Vol. I, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements were approved September 19, 1950; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 18, 1950, under Vol. II, as *amended* by resolution adopted September 19, 1950, by adding thereto:

"that the number of 550 gallon gasoline storage tanks may be increased to a total of ten (10), to be installed where indicated on plan filed with this request for reopening, marked 'Received August 22, 1951'; and that in view of the statement by the applicant that the work has been substantially completed, that all permits required shall be obtained and all work completed within three (3) months from the date of this *amended* resolution; that a temporary certificate of occupancy may be issued as soon as all work has been completed, with the exception of the parking use now requested, which is subject to a new decision of the borough superintendent, dated August 20, 1951, under N.B. Applic. 1087-49, and set for public hearing on October 23, 1951."

271-39-BZ—Vol. II

APPLICANT—John F. Payne, for Socony-Vacuum Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment as to additional tanks, etc.—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension of an existing gasoline service station.

PREMISES AFFECTED—96-23 to 96-29 Queens boulevard and 95-02 to 95-14 63rd road, northeast corner (Block 2088, Lot 22), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Edward A. Johansen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (271-39-BZ—Vol. II)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a business use district the extension of an existing gasoline service station affecting premises 96-23 to 96-29 Queens boulevard and 95-02 to 95-14 63rd road (Old Mill road); northeast corner; (Block 2088, Lot 22), Elmhurst, Borough of Queens, was granted by the Board July 18, 1939, as Vol. I, on certain conditions; and

WHEREAS, the decision of the Board was reversed by the court, without prejudice to taking further proceedings before the Board; and

WHEREAS, this application under section 7c of the zoning resolution was granted by the Board as Vol. II, on certain conditions, January 7, 1941; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended September 18, 1945; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 7, 1941, as thereafter *amended* by resolutions adopted through September 18, 1945, by adding thereto:

"that five additional 550 gallon gasoline storage tanks may be installed, making a total of ten (10) such tanks and to permit the existing pumps to be replaced

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by low-type pumps of a type as approved by the Board, located as indicated on revised plan marked 'Received September 12, 1951' (1 sheet); (N.B. 9029-38)."

340-41-BZ

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, to permit in a business use district, for a term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—72-09 Main street, southeast corner of 72nd avenue (Block 6660, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (340-41-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station; affecting premises 72-09 Main street, southeast corner of 72nd avenue (Block 6660, Lot 1), Flushing, Borough of Queens was granted by the Board, June 24, 1941, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 24, 1941, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7, subdivision f of the zoning resolution, for a term of ten (10) years, from the date of this amended resolution, on condition that other than as herein amended, the resolution adopted on June 24, 1941, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained (N.B. 2193-41)."

385-41-BZ

APPLICANT—J. Jacques Stone, for Associated Dry-Goods Corp., new owner, (West 52nd-53rd Street Parking, Inc., former lessee); (John D. Rockefeller, Jr., former owner); Service Realty Co., new lessee.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a retail use and partly in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—2-24 West 53rd street, south side, 100 ft. west of 5th avenue, and 3 West 52nd street (Block 1268, Lots 30 and 42-52 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: J. Jacques Stone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (385-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a residence use district and partly in a retail use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 2-24 West 53rd street, south side, 100 ft. west of Fifth avenue and 3 West 52nd street (Block 1268, Lots 30 and 42 to 52, inclusive), Borough of Manhattan, was granted by the Board November 12, 1941, on certain conditions; and

WHEREAS, the resolution was amended January 25, 1944, and

WHEREAS, the term of variance was extended from time to time and last extended October 18, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 12, 1941, as thereafter amended by resolutions adopted through October 18, 1949, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7, subdivision h for a term of two (2) years, from the date of this amended resolution, on condition that other than as herein amended, the resolution adopted on November 12, 1941, as amended by resolutions adopted through October 18, 1949, shall be complied with in all respects, and that a new certificate of occupancy shall be obtained (App. 1766-49)."

499-41-BZ—Vol. III

APPLICANT—Charles Abrahams, for East 16th Street Properties Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores and offices) using more than the area permitted.

PREMISES AFFECTED—1688-1694 East 16th street, west side, 142 ft. 9 3/8 in. south of Kings Highway (Block 6798, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Abrahams.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (499-41-BZ—Vol. III)

WHEREAS, this application, under section 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (stores and offices) affecting premises 1688-1692 East 16th street, west side, 142 ft. 9 3/8 in. south of Kings highway (Block 6798, Lot 6), Borough of Brooklyn was denied by the Board Vol. I, September 16, 1941; and

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a building to be used as a restaurant and the parking of more than 5 (five) motor vehicles on the unbuilt on portion (no fee to be charged), for a

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of years, affecting premises 1688-1710 East 16th street, west side, 142 ft. 9 $\frac{3}{8}$ in. south of Kings highway (Block 6798, Lots 6 and 13), Borough of Brooklyn was denied by the Board, as Vol. II, December 16, 1947; and

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district the erection and maintenance of a business building (stores and offices) using more than the area permitted, affecting premises 1688 to 1694 East 16th street, west side, 42 ft. 9 $\frac{3}{8}$ in. south of Kings highway (Block 6798, Lot 1), Borough of Brooklyn was granted by the Board, March 4, 1950, as Vol. III, on certain conditions; and

WHEREAS, the resolution was amended May 23, 1950, to substitute reference to the requirements of a restricted retail district instead of local retail district, in view of the occupancy of the second floor for business use; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 14, 1950, as hereafter amended by resolution adopted on May 23, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that all permits have been obtained and the work is substantially completed, that all permits and a certificate of occupancy shall be obtained and all work completed within three (3) months from the date of this amended resolution (N.B. 1165-41)."

4-41-BZ

APPLICANT—Nathan A. Goldenthal, for John Eckert, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—31-17 46th street, east side, 99 ft. 7 $\frac{1}{4}$ in. south of 31st (Jamaica) avenue (Block 725, Lots 21 to 24-A, inclusive), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Arnold M. Book.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (574-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 31-17 46th street east side, 99 ft. 7 $\frac{1}{4}$ in. south of 31st (Jamaica) avenue (Block 725, Lots 21, 22, 23, 24 and 24a, inclusive), Long Island City, Borough of Queens, was granted by the Board January 20, 1945, on certain conditions; and

WHEREAS, the term of variance was extended January 18, 1946, December 18, 1945 and November 5, 1947; and

WHEREAS, the applicant requested a further extension of term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 20, 1942, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7, subdivision h for a term of two (2) years, from the date of this amended resolution, to permit the parking and storage of more than five motor vehicles, on condition that other than as herein amended, the resolution adopted on January 20, 1942, shall be complied with in all respects, and that a new certificate of occupancy shall be obtained (Misc. Applic. 3460-41)."

484-45-BZ

APPLICANT—Reiss Manufacturing Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the extension of an existing factory building to exceed the area and height permitted by the zoning resolution.

PREMISES AFFECTED—101-111 4th avenue and 100-106 East 12th street, southeast corner (Block 556, Lots 44, 45 and 46), Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Fogarty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (484-45-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, permitting in a business use district the extension of an existing factory building, to exceed the area and height than permitted by the zoning resolution, affecting premises 101-111 Fourth avenue and 100-106 East 12th street, southeast corner (Block 556, Lots 44, 45 and 46), Borough of Manhattan was granted by the Board, October 30, 1945 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended September 26, 1950; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 30, 1945, as thereafter amended by resolutions adopted through September 26, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. 739-45)."

38-46-BZ—Vol. II

APPLICANT—Siegel and Green, for Park Plains, Inc., Broad Hill, Inc., Samuel Fine, Jacob Ainsberg and Park Center Realty Corp., owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district, the occupancy of more area of lot than permitted.

PREMISES AFFECTED—1878-1888 East Tremont avenue, 1584-1602 White Plains road, southeast corner, and 1611-1625 Union port road, southwest corner of East Tremont avenue (Block 3952, Lots 1, 5, 6, 12, 13, 14, 19, 8, 9, 10, 11 and 16), Borough of The Bronx.

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APPEARANCES—

For Applicant: John M. Hronec.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (38-46-BZ—Vol. II)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a retail use, D area district, the proposed occupancy of more area of lot than is permitted, affecting premises 1584-1594 White Plains road and 1611-1621 Union Port road, west side, 82.75 ft. south of Tremont avenue (Block 3952, Lots 1, 19, 5 and part of Lot 16), Borough of The Bronx was withdrawn, without prejudice, March 26, 1946, as Vol. I; and

WHEREAS, the application granted by the Board September 28, 1948, as Vol. II on certain conditions; and

WHEREAS, the resolution was amended March 29, 1949; and

WHEREAS, time to obtain permits and complete the work was extended September 20, 1949 and September 26, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 28, 1948 as thereafter *amended* on September 26, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

... that in view of statement by applicant that part of the building has been completed, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. 1-46)."

899-46-BZ

APPLICANT—Irrera and Luongo, for Frederick Harmeyer, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, permitting in a residence and business use district, the parking and storage of more than five motor vehicles for a stated term of years.

PREMISES AFFECTED—161-37 128th avenue, north side, 112 ft. west of New York boulevard (Block 12269, Lot 45), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (899-46-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles for a stated term of years affecting premises 161-37 128th avenue, north side, 112 ft. west of New York boulevard (Block 12269, Lot 45), Jamaica, Borough of Queens, was granted by the Board September 23, 1947, on certain conditions; and

WHEREAS, the term of variance was extended September 20, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 23, 1947, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under section 7, subdivision h for a term of two (2) years, from the date of this *amended* resolution, on condition that other than as herein *amended* the resolution adopted on September 23, 1947, shall be complied with in all respects; that a new certificate of occupancy shall be obtained (Misc. Applic. 7066-46)."

317-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Hamilton Center Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to obtain a certificate of occupancy—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, to permit in a business use district, the change of occupancy from office, storage of incombustible materials and five (5) motor vehicles, to storage garage for more than five motor vehicles, office and machining of ship parts.

PREMISES AFFECTED—340-344 Hamilton avenue, west side, 69 ft. 7 in. south of Mill street (Block 552, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (317-47-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a business use district, the change in occupancy from office, storage of incombustible materials and five (5) motor vehicles to storage of more than five motor vehicles, offices and machining of ship parts, affecting premises 340-344 Hamilton avenue, west side, 69 ft., 7 in. south of Mill street (Block 552, Lot 18), Borough of Brooklyn, was granted by the Board on November 12, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended February 25, 1948; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 12, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all permits have been obtained and all work is completed, except as to obtaining a certificate of occupancy that all work shall be completed to the satisfaction of the borough superintendent and a certificate of occupancy obtained within three (3) months from the date of this *amended* resolution (Alt. Applic. 3582-46)."

837-47-BZ—Vol. II

APPLICANT—A. George Redgate, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 7i of the zoning resolution.

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zoning resolution, permitting in a business use district, the change in occupancy from private garages, office and private gasoline station to three 2-car garages, machine shop, motor vehicle repair shop, carburetor and ignition work, lubritorium, auto laundry and office.

PREMISES AFFECTED—1204-1206 Rogers avenue, west side, 75 ft. 10½ in. south of Avenue D (Block 5213, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (837-47-BZ—Vol II)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, machine shop and motor vehicle repair shop, affecting premises 1204 to 1206 Rogers avenue, west side, 75 ft. 10½ in. south of Avenue D (Block 5213, Lot 13), Borough of Brooklyn, was denied by the Board, as Vol. I, May 25, 1948; and

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from private garages, office and private gasoline station to three two (2) car garages, machine shop, motor vehicle repair shop, carburetor and ignition work, lubritorium, auto laundry and office, was granted by the Board, March 1, 1949, as Vol. II, on certain conditions; and

WHEREAS, the resolution was amended on April 11, 1950; and

WHEREAS, time to obtain permits and complete the work was extended September 12, 1950 and March 6, 1951; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 1, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that the bulk of the work has been completed, that all permits and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. App. 2741-48)."

83-47-BZ

APPLICANT—Robert Gottlieb, for the Texas Company, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of years, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubritorium and motor vehicle repair shop.

PREMISES AFFECTED—Northeast corner of Eastchester road and Stillwell avenue (Block 4218, Lots 1, 2 and 4), Borough of the Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (838-47-BZ)

WHEREAS, this application under sections 7f and 7i of the zoning resolution to permit in a business use district the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubritorium and motor vehicle repair shop affecting premises northeast corner of Eastchester road and Stillwell avenue (Block 4218, Lots 1, 2 and 4), Borough of The Bronx was granted by the Board March 23, 1948, on certain conditions; and

WHEREAS, the resolution was amended June 2, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 23, 1948, as *amended* by resolution adopted on June 2, 1948, by adding thereto:

"... that four (4) additional 550 gallon gasoline storage tanks may be installed, making a total of ten such tanks, as indicated on revised plan marked 'Received September 5, 1951' as passed upon by the borough superintendent under Misc. App. 775/51, Objection 1."

772-48-BZ

APPLICANT—Seelig and Finkelstein, for New Brighton Beach Jewish Center, Inc. owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, permitting in a business use, C area district, the extension of existing synagogue, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—184 Brighton 11th street, west side, 100 ft. north of Brighton Beach Avenue (Block 7516, Lot 2451). Borough of Brooklyn.

APPEARANCES—

For Applicant Irving Seelig.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (772-48-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area, district, the extension of an existing synagogue using more than the area permitted and without the required rear yard, affecting premises 184 Brighton 11th street, west side, 100 ft. north of Brighton Beach avenue (Block 7516, Lot 2451), Borough of Brooklyn was granted by the Board July 12, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended July 25, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 12, 1949 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all permits have been obtained and the building is approximately completed, that all permits and a certificate

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of occupancy shall be obtained and all work completed within four (4) months from the date of this amended resolution (Alt. 2274/48)."

196-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 7i of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station to include auto laundry, lubritorium, motor vehicle repair shop and office.

PREMISES AFFECTED—1280 Allerton avenue, southwest corner of Wilson avenue (Block 4468, Lot 43), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (196-49-BZ)

WHEREAS, this application under sections 7e and 7i of the zoning resolution to permit in a local retail use district, the erection and maintenance of a gasoline service station to include auto laundry, lubritorium, motor vehicle repair shop and office, affecting premises 1280 Allerton avenue, southwest corner of Wilson avenue (Block 4468, Lot 43), Borough of The Bronx was granted by the Board April 11, 1950, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the requirements of the Board's resolution were approved July 25, 1950; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 25, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the department of housing and buildings, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. 172/49)."

419-49-BZ

APPLICANT—Emanuel M. Glick, for Milton Loewe, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in retail use, D area district, the erection of a business building (stores) using more than the permitted area.

PREMISES AFFECTED—1957-1959 Westchester avenue, north side, 275.08 ft. west of Pugsley avenue (Block 3930, Lot 68), Borough of The Bronx.

APPEARANCES—

For Applicant: Emanuel M. Glick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative

THE RESOLUTION (419-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a retail use D area district, the erection of a business building (stores) using more than permitted area, affecting premises 1957-1959 Westchester avenue, north side, 275.08 ft. west of Pugsley avenue (Block 3930, Lot 68), Borough of The Bronx was granted by the Board on September 13, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended September 12, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 13, 1949, as thereafter amended by resolution adopted on September 12, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. 377/49)."

537-49-BZ

APPLICANT—Arthur H. Haaren, for Kesbec, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension of an existing building, now used as a gasoline service station, office and accessory building, by enclosing the lubricating pits and providing space for storage, display and sale of merchandise and the additional use of motor vehicle repair shop (with hand tools only).

PREMISES AFFECTED—1112 St. Nicholas avenue and 2-16 Audubon avenue southerly intersection (Block 2124, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: James McCoker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative

THE RESOLUTION (537-49-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution to permit in a business use district, the extension of an existing building now being used as a gasoline service station, office and accessory building enclosing the lubricating pits and the additional use of motor vehicle repair shop, affecting premises 1112 St. Nicholas avenue and 2-16 Audubon avenue, southerly intersection (Block 2124, Lot 1), Borough of Manhattan granted by the Board November 1, 1949, on certain conditions; and

WHEREAS, plans were approved as being in substantial compliance with the requirements of the Board's resolution May 23, 1950; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 1, 1949, only so far as it has reference to the time within which

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obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. App. 946-49)."

35-49-BZ

APPLICANT—Charles M. Spindler, for Louis Verratti, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the extension of existing business (restaurant).

REMISES AFFECTED—165-01 to 165-17 Baisley boulevard and 120-57 to 120-59 and 122-01 to 122-15 Smith street, northeast corner (Block 12381, Lot 10), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (835-49-BZ)

WHEREAS, this application under sections 7h and 7c of zoning resolution, to permit in a residence use district, the extension of an existing business building (restaurant), affecting premises 165-01 to 165-17 Baisley boulevard and 120-01 to 122-15 Smith street, northeast corner and 120-57 to 120-59 Smith street (Block 12381, Lot 10), Jamaica, Borough of Queens was granted by the Board February 6, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 6, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the borough superintendent and permits obtained, that all permits and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this amended resolution (Misc. App. 2292-49 and Misc. App. 289-47)."

49-BZ

APPLICANT—Paul Friedman, for Martha M. Gove, owner (Frank H. Link, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubricatorium, office and sale of auto accessories, for a term of fifteen years.

REMISES AFFECTED—220-11 to 220-19 Northern boulevard and 43-32 to 43-40 220th place, northwest corner (Block 6323, Lot 22), Bayside, Borough of Queens.

APPEARANCES—

For Applicant Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (867-49-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubricatorium, office and sale of auto accessories, for a term of fifteen (15) years, affecting premises 220-11 to 220-19 Northern Boulevard and 43-32 to 43-40 220th place, northwest corner (Block 6323, Lot 22), Bayside, Borough of Queens was granted by the Board, April 18, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 18, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within the requirements of Section 22-A of the zoning resolution (N.B. App. 5658/49)."

55-50-BZ

APPLICANT—Burke, Morrison and Green, for 75-02 Austin Street Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling, using more than the area permitted.

PREMISES AFFECTED—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Harrington.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (55-50-BZ).

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling using more than the area permitted, affecting premises 73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens was granted by the Board October 3, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 3, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that work has been partially completed, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. 7604-49)."

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141-50-BZ

APPLICANT—J. Sarsfield Kennedy, for Dale Holding Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—24-32 44th street, west side, 325 ft. north of 25th avenue and 24-11 43rd street (Block 689, Lot 15), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Adele Sackler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (141-50-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in residence and business use districts, the parking and storage of motor vehicles for a term of years, affecting premises 24-32 44th street and 24-11 43rd street, west side, 325 ft. north of 25th avenue (Block 689, Lot 15), Astoria, Borough of Queens, was granted by the Board February 6, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 6, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“... that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution (Alt. App. 2721-49).”

144-50-BZ

APPLICANT—Burke, Morrison and Green, for Habco Estates, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use, D area district, the erection and maintenance of a roller skating rink, using more than the area permitted, and to permit the parking of patrons' and employees' cars.

PREMISES AFFECTED—130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard, 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eveleth road (Block 12493, Lots 53, 60, 63, 73 and 76; Block 12494, Lot 8), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Harrington.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (144-50-BZ)

WHEREAS, this application under sections 7e, 7h and 21 of the zoning resolution, to permit in residence, local retail

and retail use, D area districts, the erection and maintenance of a roller skating rink, using more than the area permitted, and to permit the parking of patrons' and employees' cars, affecting premises 130-35 Merrick boulevard, north side, 100 feet west of Farmers boulevard, 127-06 to 127-32 Farmers boulevard, and 178-22 to 178-30 Eveleth road (Block 12493, Lots 53, 60, 63, 73 and 76; Block 12494, Lot 8), Springfield Gardens, Borough of Queens was granted by the Board July 26, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 26, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“... that in view of statement by applicant that permits have been obtained and the work is substantially completed, that all permits and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this amended resolution (N.B. App. 7686/49).”

201-50-BZ

APPLICANT—Stanley H. Klein, for Paul R. Silverstein, Isidore Cohen, Irving M. Newman and David Weisbarth, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7h and 21 of the zoning resolution, to permit on a plot located in a residence use, F area district, the erection of more than one building on a lot without the required rear and side yards, and the parking and storage of motor vehicles upon unbuilt upon portion of the plot.

PREMISES AFFECTED—69-10 to 69-16 and 71-02 to 71-48 Little Neck parkway, southwest corner of Grand Central parkway; 251-01 to 251-61 and 251-02 to 251-40 71st road; 251-01 to 251-45 and 251-02 to 251-44 71st avenue; 252-01 to 252-33 72nd avenue; 70-01 to 70-07, 70-02 to 70-08, 71-01 to 71-48 and 71-01 to 71-61 252nd street (Block 8401, Lots 350 and 675), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (201-50-BZ)

WHEREAS, this application under sections 7h and 21 of the zoning resolution, to permit on a plot located in a residence use and F area district, the erection of more than one building on a lot without the required rear and side yards and the parking and storage of motor vehicles upon unbuilt upon portion of the plot, affecting premises 69-10 to 69-16 and 71-02 to 71-48 Little Neck parkway, southwest corner of Grand Central parkway; 251-01 to 251-61 and 251-02 to 251-40 71st road; 251-01 to 251-45 and 251-02 to 251-44 71st avenue; 252-01 to 252-33 72nd avenue; 70-01 to 70-07, 70-02 to 70-08, 71-02 to 71-48 and 71-01 to 71-61 252nd street (Block 8401, Lots 350 and 675), Bellerose, Borough of Queens was granted by the Board July 5, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 5, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that building permits have been issued and work has been partially completed, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (N.B. 1549-1568-50)."

05-50-BZ

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment as to number of gasoline storage tanks—re Application (decision of the borough superintendent) previously granted on condition under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station, to include lubricatorium, car washing, motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—67-02 to 67-14 Roosevelt avenue and 40-01 to 40-03 67th street, south-east corner (Block 1299, Lot 27), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Frederick A. Ketcher and Sheldon M. Covell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, time to complete extended and resolution amended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (305-50-BZ)

WHEREAS, this application under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district the reconstruction of an existing gasoline service station to include lubricatorium, car washing, motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles, affecting premises 67-02 to 67-14 Roosevelt avenue and 40-01 to 40-03 67th street, southeast corner (Block 1299, Lot 27), Woodside, Borough of Queens granted by the Board July 11, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 11, 1950, by adding thereto:

"... that there may be two additional 550 gallon gasoline storage tanks installed, making a total of ten (10) such tanks; and that in view of statement by the applicant that the work is in the process of construction, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (N.B. 2889-50).

00-BZ

APPLICANT—Reginald S. Hardy, for Colshor Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously

granted on condition under section 7h of the zoning resolution, to permit in a residence and unrestricted use district, the parking of motor vehicles waiting to be serviced in conjunction with existing storage garage and motor vehicle repair shop.

PREMISES AFFECTED—846-852 Atlantic avenue, south side, 70 ft. east of Vanderbilt avenue and 853-857 Pacific street, north side, 95 ft. east of Vanderbilt avenue (Block 1122, Lots 5, 7 and 68), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (682-50-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in residence and unrestricted use districts, the parking of motor vehicles waiting to be serviced, in conjunction with existing storage garage and motor vehicles repair shop, affecting premises 846-852 Atlantic avenue, south side, 70 ft. east of Vanderbilt avenue and 853-857 Pacific street, north side, 95 ft. east of Vanderbilt avenue (Block 1122, Lots 5, 7 and 68), Borough of Brooklyn was granted by the Board February 14, 1951, on certain conditions; and

WHEREAS, the resolution was amended April 3, 1951; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 14, 1951, as amended April 3, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that the work has been substantially completed, that a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. App. 2385/50).

904-50-BZ

APPLICANT—Max Hartmann, owner

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from non-storage garage, office and dwelling to non-storage garage, dance studio and dwelling.

PREMISES AFFECTED—116 East 88th street, south side, 142 ft. 2 3/4 in. west of Lexington avenue (Block 1516, Lot 62), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Hartmann and Marina Svetlova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

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THE RESOLUTION (904-50-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from non-storage garage, office and dwelling to non-storage garage, dance studio and dwelling, affecting premises 116 East 88th street, south side, 142 ft. 2¼ in. west of Lexington avenue (Block 1516, Lot 62), Borough of Manhattan was granted by the Board April 3, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 3, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that all permits and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this amended resolution (Alt. 1730-50).

943-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Helen Anhsinger, owner, Utica Auto Body Works, lessee.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7i and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as an auto showroom for new and used cars, motor vehicle repairs and servicing, body and fender work, lubrication, painting and spraying, using more than the area permitted.

PREMISES AFFECTED—471-481 Utica avenue, east side, 370 ft. north of Rutland road (Block 4591, Lot 63), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (943-50-BZ)

WHEREAS, this application under sections 7i and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as an auto showroom for new and used cars, motor vehicle repairs and servicing, body and fender work, lubrication, painting and spraying, using more than the area permitted, affecting premises 471 to 481 Utica avenue, east side, 370 ft. north of Rutland road (Block 4591, Lot 63), Borough of Brooklyn was granted by the Board May 22, 1951, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 22, 1951, by adding thereto:

"that in the event the owner desires to install two openings in the building equipped with overhead doors and two curb cuts opposite, not exceeding 15 ft. in width, in lieu of one door and one curb cut as heretofore permitted, and as shown on revised plans marked 'Received August 1, 1951' (1 sheet), such change may be permitted, provided all other requirements in the resolution adopted by the Board on May 22, 1951, shall be complied with in all respects. (N.B. 1943-50)."

135-51-BZ

APPLICANT—Andrew Di Camillo, for Victor Casazza, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—124-128 Sullivan street and 190-194 Prince street, southeast corner (Block 504, Lots 23, 24 and 25), Borough of Manhattan.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee
Negative

THE RESOLUTION (135-51-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, affecting premises 124 to 128 Sullivan street, and 190 to 194 Prince street, southeast corner (Block 504, Lots 23, 24 and 25), Borough of Manhattan was granted by the Board June 12, 1951, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals do hereby amend the resolution adopted on June 12, 1951, correct the error of the applicant as to the location of the premises, so that the location of the premises shall read Southwest corner in Block 504, Lots 23, 24 and 25 (Alt. 1910-50).

273-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Mor Barocas, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted.

PREMISES AFFECTED—5211-5223 Avenue D and 698 East 53rd street, northwest corner (Block 4773, Lots 41 and 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Guinee
Negative

THE RESOLUTION (273-51-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, erection and maintenance of a building (stores) using more than the area permitted, affecting premises 5211 to 5223 Avenue D, and 698 East 53rd street, northwest corner (Block 4773, Lots 41 and 43), Borough of Brooklyn

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by the Board July 20, 1951, on certain conditions;

REAS, the applicant requested an amendment of the on.

ved, that the Board of Standards and Appeals does amend the resolution adopted on July 20, 1951, by thereto:

... that the requirements of the resolution as opted by the Board on July 20, 1951, may be amended to the location of exit stairway from cellars to street and as to the street wall of the building along 53rd street, required to be continued across the proposed art; and to permit the relocation of such stair and the installation of a gate toward East 53rd street at the end of a court, all as indicated on revised plans marked 'Received September 5, 1951' (2 sheets) (N.B. 54-50)."

353-42-BZ—Vol. II

APPLICANT—Saul Goldsmith, for 5002 7th Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening and consideration of a new proposal—re Application (decision of the borough superintendent) previously granted on condition under section 7f of the zoning resolution, to permit in a business use district, the reconstruction of a garage for more than five motor vehicles and inclusion of office, and gasoline sales.

PREMISES AFFECTED—5002 7th avenue and 674-684 50th street, southwest corner (Block 793, Lot 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Allen Halpern.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider new proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

354-45-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Anjel Realty Corp., owner; (Len-Bush Garage Corp., lessee).

SUBJECT—Application for consideration—reopening and consideration of change of occupancy—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the maintenance of an existing garage for storage of motor vehicles and outside parking for more than five motor vehicles (previously withdrawn and previously denied).

PREMISES AFFECTED—21-23 Lenox road, north side, 166 ft. east of Flatbush avenue (Block 5064, Lot 106), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol IV, subject to the regular procedure, to consider change of occupancy.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

353-42-BZ—Vol. III

APPLICANT—Robert J. Farrington, for George Brody, owner; Samuel Berkowitz, lessee.

SUBJECT—Application for consideration—reopening as Vol. III to consider new facts—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles on plot presently used for 1 family dwelling and five garages (previously granted on condition for parking and storage of 3 motor vehicles for term of two years; denied for parking and storage of more than five motor vehicles).

PREMISES AFFECTED—650 Thwaites place, south side, from Olinville to Barker avenues, 2244 Barker avenue and 2211 Olinville avenue (Block 4338, Lots 12, 20, 22, 24, 29, 31 and 33), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Farrington.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III to consider new facts, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

354-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L. and R. Realty Co., Inc., owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use, C area district, the conversion of occupancy from public garage for more than five motor vehicles and gasoline service station (previously granted by the Board) to factory for the manufacture of paper boxes.

PREMISES AFFECTED—341-347 Reid avenue and 63-79 Marion street, northeast corner (Block 1692, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II and set for the hearing October 23, 1951, 10 A.M., subject to the regular procedure, to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

542-48-BZ—Vol. II

APPLICANT—Jacob Bookshin, for 89 Hicks Street Corporation, owner.

SUBJECT—Application for consideration—reopening and consideration of a new proposal—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district, the erection of an eight story Class A multiple dwelling, using more than the permitted area (previously denied for same use).

PREMISES AFFECTED—128-130 Hicks street, west side, 45 ft. south of Clark street (Block 235, Lot 44), Borough of Brooklyn.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

APPEARANCES—

For Applicant: Jacob Bookshin and Francis A. McGrath.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider new proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

464-49-BZ

APPLICANT—The Texas Company, owner.

SUBJECT—Application for consideration—reopening and consideration of amended plans—re Application (decision of the borough superintendent) previously granted on condition under sections 7f and 7i of the zoning resolution, to permit upon the business portion of a plot located partly in business and residence use districts, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office.

PREMISES AFFECTED—57-07 to 57-17 Queens boulevard, 44-02 to 44-12 58th street, northwest corner (Block 1330, Lot 34), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing October 9, 1951, 10 A.M. waiving all requirements except a new decision of the borough superintendent, which has been filed, and to permit two publications in the Bulletin.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative

794-49-BZ

APPLICANT—Paul Friedman, for Kinway Realty, owner.

SUBJECT—Application for consideration—reopening restoration to calendar—re Application (decision of the borough superintendent) previously granted on condition under sections 7f and 21 of the zoning resolution, to permit in a business use area district, the erection and maintenance of a storage garage for more than five motor vehicles using more than the area permitted, for a term of twenty-one years.

PREMISES AFFECTED—54-64 Kermit place and East 8th street, southwest corner (Block 5321, Lot 51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to the docket for further hearing by order of the Court, waiving all requirements for new photographs, plans and new decision of the borough superintendent, but requiring notice by registered mail to affected owners in the area.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative

Adjourned: 5:00 P.M.

Joseph J. Doyle, Chief Clerk

NOTICE

ELECTRICAL CODE ON SALE

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

OCT 29 1951

UNIVERSITY OF

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

CHIEF PETER LOFTUS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WHitehall 3-3600

OFFICE HOURS FOR PUBLIC— 9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

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Docket.

Notice of Hearing Calendar.

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Remaining minutes will be printed in the Bulletin of October 9, 1951).

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to September 25, 1951

Cal. No. Dept. Premises Affected

589-51-A—H.B.M.—805-807 1st avenue and 343 East 45th street, northwest corner (exterior facades); (Block 1338, Lots 22½, 23 and 24), Borough of Manhattan, Amendment to N.B. 32-50.

590-51-BZ—H.B.M.—4309 Broadway, west side, 37 ft. 3½ in. south of West 184th street and 710 West 184th street (Block 2180, Lots 114 and 115), Borough of Manhattan, Alt. 1077-51.

591-51-A—H.B.M.—4309 Broadway, west side, 37 ft. 3½ in. south of West 184th street and 710 West 184th street (1st floor, shed at rear and balcony); (Block 2180, Lots 114 and 115), Borough of Manhattan, Alt. 1077-51.

592-51-A—H.B.R.—233 Westcott boulevard and 122 Chandler avenue, southeast corner (Block 375, Lot 1), Westerleigh, Borough of Richmond, Alt. 231-51.

593-51-A—H.D.—Block bounded by West 40th street, 8th avenue, West 41st street and 9th avenue; 619-637 8th avenue and 544-558 9th avenue (Block 1031, Lot 1), Borough of Manhattan, Decision.

594-51-A—H.B.M.—149 Canal street, north side, 28 ft. 4¾ in. west of Bowery (Block 303, Lot 5), Borough of Manhattan, B.N. 1167-51.

595-51-A—H.B.R.—337 Richmond avenue and 167 Palmer avenue, northeast corner (Block 1038, Lot 1), Port Richmond, Borough of Richmond, Amendment to Alt. 114-49.

596-51-A—F.D.—10-20 East 28th street, south side, 95 ft. west of Madison avenue, 9-19 East 27th street and 64-70 Madison avenue (Block 857, Lots 11, 16, 18, 19, 66, 67 and 68), Borough of Manhattan, Decision re Order No. 44675 L.F.

597-51-SM—Cover Crete Finish Plaster (hard finish on concrete), manufactured by National Gypsum Company, Material.

598-51-A—H.B.M.—20-24 Vesey street, north side, 76 ft. 7½ in. east of Church street (Block 88, Lot 5), Borough of Manhattan, Amendment to Alt. 2004-50.

599-51-BZ—M&A—663-673 City Island avenue, north side, 60 ft. west of Bridge street (Block 5636, Lots 149, 150, 156 and 158), Borough of The Bronx, Decision.

600-51-A—H.B.Q.—305 Beach 87th street, west side, 27.72 ft. north of Freeway (Block 572, Lot 18), Rockaway Beach, Borough of Queens, N.B. 4367-51.

601-51-BZ—H.B.Q.—162-01 to 162-09 43rd avenue and 42-39 to 42-47 162nd street, northeast corner (Block 5393, Lot 1), Flushing, Borough of Queens, N.B. 2863-51.

602-51-BZ—H.B.Bx.—2338 Hermany avenue, south side, 341 ft. west of Zcrega avenue (Block 3697, Lots 19, 21

and 25), Borough of The Bronx, Amendment to Alt. 667-51.

603-51-BZ—H.B.B.—1154-1156 Atlantic avenue, south side, 106 ft. 7 in. east of Franklin avenue (Block 1199, Lot 12), Borough of Brooklyn, N.B. 940-51.

604-51-SM—SMR Vacuum Breakers, Models 400 and 403 (vacuum breakers to prevent back syphonage), manufactured by J. J. Cantor, Material.

605-51-SA—Preway Floor Furnace, Models 46810-B and 50810 (space heating in homes and shops), manufactured by Prentiss Wabers Products Co., Appliance.

606-51-BZ—H.B.Bx.—Williamsbridge road and Paulding avenue, southwest corner (Block 4450, Lot 89), Borough of The Bronx, Amendment to N.B. 1218-50.

607-51-BZ—H.B.Q.—79-02 to 79-04 162nd street and 161-01 to 161-11 Union turnpike, northwest corner and 161-02 to 161-12 79th avenue (Block 6842, Lots 16 and 18), Flushing, Borough of Queens, N.B. 4552-51.

608-51-BZ—H.B.Q.—34-60 Francis Lewis boulevard and 193-07 to 193-13 35th avenue, northwest corner (Block 5262, Lot 13), Flushing, Borough of Queens, N.B. 4339-51.

609-51-BZ—H.B.Q.—82-73 Parsons boulevard and 158-02 to 158-10 82nd drive, southeast corner (Block 6859, Lot 14), Jamaica, Borough of Queens, Alt. 802-49.

610-51-A—H.B.Q.—157-16 20th road and 20-39 Clintonville street, southeast corner (Block 4752, Lot 12); 157-20 20th road, south side, 109.27 ft. east of Clintonville street (Block 4752, Lot 14); 157-24 20th road, south side, 149.2 ft. east of Clintonville street (Block 4752, Lot 16); 157-30 20th road, south side, 196.83 ft. west of Willets Point boulevard (Block 4752, Lot 23); 157-40 20th road, south side, 156.83 ft. west of Willets Point boulevard (Block 4752, Lot 25); 157-44 20th road, south side, 116.83 ft. west of Willets Point boulevard (Block 4752, Lot 27); and 157-50 20th road and 158-25 Willets Point boulevard southwest corner (Block 4752, Lot 29), Whitestone, Borough of Queens, N.B. 4585, 4586, 4587, 4588, 4590, 4591 and 4592-51.

611-51-BZ—H.B.Q.—32-45 Francis Lewis boulevard, east side, 102.36 ft. south of 32nd road (Block 6025, Lot 41), Flushing, Borough of Queens, N.B. 4150-51.

612-51-A—H.B.Q.—51-00 Northern boulevard, southeast corner of Woodside avenue (yard surrounding garage) (Block 1192, Lot 1), Woodside, Borough of Queens, Misc. 1099-51.

613-51-BZ—H.B.Q.—121-02 to 121-10 22nd avenue, southeast corner of 121st street (Block 4197, Lot 15), College Point, Borough of Queens, Alt. 1282-51.

614-51-A—F.D.—5302-5312 14th avenue, southwest corner of 53rd street (basement); (Block 5670, Lot 30), Borough of Brooklyn, Decision.

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615-51-BZ—H.B.M.—590 Grand street, northwest corner of Mangin street (Block 321, Lot 21), Borough of Manhattan, Alt. 1031-51.

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872-39-BZ—Vol. V—H.B.B.—7001-7019 Bay parkway, southwest corner of West 10th street and 1-21 Avenue O (Block 6574, Lot 6), Borough of Brooklyn, N.B. 899-51.

1029-40-A—H.B.Q.—165-10 Baisley boulevard, south side, 480 ft. east of New York avenue (Block 3300, Lot 2), Jamaica, Borough of Queens (under section 35, General City Law—re bed of mapped street).

626-41-BZ—H.B.Q.—165-10 Baisley boulevard, southeast corner of New York avenue (Block 3300, Lot 2), Jamaica, Borough of Queens, Misc. 3212-41.

576-49-SA—Staley Elevator Company, Inc. Type RL-5, Elevator Sliding and Swinging Hoistway Door Interlock (reopened re test and report as to change of metal), manufactured by Staley Elevator Company, Inc., Appli-

446-50-BZ—H.B.Q.—150-05 84th road, northeast corner of 150th street (Block 9750, Lot 29), Jamaica, Borough of Queens, N.B. 2380-50.

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Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	Apr.	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
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Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)

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Last Publication in Bulletin

Administrative Code Excerpts

Refrigerating System. Chap. 19....Mar. 27, 1951—Vol. 36, No. 13A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 3, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, October 3, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

605-50-BZ—Application, August 3, 1950, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Vanhard Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and the sale of accessories for a term of fifteen years; premises 110-31 to 110-41 Horace Harding boulevard, 59-36 to 59-42 Van Doren street, northwest corner (Block 1970, Lots 39, 40 and 41), Corona, Borough of Queens.

24-51-BZ—Application, January 15, 1951, under sections 7f and 7i of the zoning resolution, of Thomas O'Rourke Gallagher, applicant, on behalf of Sam Berger, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office; premises 2240-2254 Flatbush avenue, west side, 360 ft. south of Avenue R (Block 8486, Lot 61), Borough of Brooklyn.

220-51-BZ—Application, March 30, 1951, under sections 7f and 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Vito Macina, Jr., owner, to permit in a business use district, the erection and maintenance of a gasoline (and oil selling) station and the parking and storage of more than five motor vehicles; premises Williamsbridge road, west side, 100 ft. north of Neill avenue (Block 4306, Lots 13 and 14), Borough of The Bronx.

503-50-BZ—Reopened April 3, 1951 as Volume II—Application, May 24, 1951, under section 21 of the zoning resolution of Henry C. Brucker, applicant, on behalf of Casper Livoti, owner, to permit in a business use, D area district, the erection and maintenance of a building (stores), using more than the area permitted; premises 62-29 Flushing avenue, north side, 190 ft. west of Grand avenue (Block 2713, Lot 34), Maspeth, Borough of Queens.

209-51-BZ—Application, March 28, 1951, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Benjamin C. Nevin, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and storage, motor vehicle repairs and office; premises 146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.

CALENDAR

559-47-BZ—Reopened April 10, 1951 as Volume II—Application, March 12, 1951, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober on behalf of Abe Messinger, owner (Ace Automobile Sales Co., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; premises 1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn.

415-50-BZ—Application, June 14, 1950, under section 7h of the zoning resolution, of Joseph A. Doyle, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

787-50-BZ—Application, October 16, 1950, under section 7c of the zoning resolution of Simeon Heller, for Anna Di Agostino, owner (Jerry and Leonardo, Inc., lessee), to permit in a business use district, the extension of (in use and area), an existing gasoline service station and motor vehicle repair shop (previously granted by the Board for a term of years—expires June 28, 1951), to be used as a gasoline service station, office, salesroom, motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona, Borough of Queens.

263-51-BZ—Application, April 10, 1951, under section 7e of the zoning resolution of Lama, Proskauer and Prober, for Thomas Amari, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sales and storage of accessories, motor vehicle repair shop, boiler room and office; premises 2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northwest corner (Block 8300, Lots 8 and 13), Borough of Brooklyn.

381-51-BZ—Application, June 1, 1951, under sections 7c, 21 of the zoning resolution of Lehman and Fitzsimons, for Gustav F. Veirman, owner, to permit in a residence use district, the extension to an existing riding stable; premises 231-11 56th road, north side, from Easthampton boulevard to 232nd street, 29-37 Easthampton boulevard and 53-50 to 53-62 232nd street (Block 7510, Lot 33), Bayside, Borough of Queens.

291-51-A—182-202 Douglas street, south side, 125 ft. east of Bond street (Block 417, Lots 1 and 9), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 3, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, October 3, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

226-51-A—307-317 Johnson avenue, north side, 554.1 ft. west of Bogart street (1st floor); (Block 3056, Lot 232), Borough of Brooklyn.

269-51-A—30-32 West 13th street, south side, 401 ft. east of 6th avenue (Block 576, Lot 23), Borough of Manhattan.

268-51-A—200-214 Madison avenue, west side, from East 35th to East 36th streets, 11-17 East 35th street and 10-18 East 36th street (4th floor); (Block 865, Lot 14), Borough of Manhattan.

295-51-A—23-25 Beaver street, north side, 80 ft. 11 in. east of New street and 58-62 New street (roof); (Block 24, Lot 6), Borough of Manhattan.

612-51-A—51-00 Northern boulevard, southeast corner of Woodside avenue (yard surrounding garage); (Block 1192, Lot 1), Woodside, Borough of Queens.

308-51-A—143-145 Prince street and 445-449 West Broadway, northeast corner (Block 515, Lot 45), Borough of Manhattan.

306-51-A—176 Madison avenue, west side, 49.4½ ft. north of East 33rd street (Block 863, Lot 21), Borough of Manhattan.

307-51-A—469-471 Broome street, southwest corner of Greene street (Block 475, Lot 47), Borough of Manhattan.

305-51-A—473-475 Broome street, south side, 50 ft. west of Greene street (Block 475, Lot 46), Borough of Manhattan.

867-50-A—89 Hull street, north side, 25 ft. west of Hopkinson avenue (1st floor); (Block 1532, Lot 39), Borough of Brooklyn.

490-51-A—Foot of Kent street, 527 ft. 5½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

489-51-A—Foot of Huron street, 643 ft. west of West street (Block —, Lot —), Borough of Brooklyn.

452-51-A—49-10 Metropolitan avenue, south side, 194.3 ft. west of Bohack square (2nd, 3rd and 4th floors); (Block 3375, Lot 40), Ridgewood, Borough of Queens.

491-51-A—Foot of Java street, 544 ft. 1½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 9, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 9, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

731-46-BZ—Reopened June 26, 1951 for consideration of extension of term of variance—re Application of Lama, Proskauer and Prober, applicants on behalf of F. Franklin Perrine, owner, under section 7e of the zoning resolution, to permit in a residence use district for a term of years, the change in occupancy from public garage to factory; premises 35-38 to 35-44 30th street, west side, 143 ft. north of 36th avenue and 35-41 to 35-43 29th street (Block 341, part of Lot 6), Lot 1, Island City, Borough of Queens.

835-47-BZ—Reopened May 2, 1950 as Volume II—Application, April 21, 1950, under sections 7i, 7e and 7A of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of E. Koepfel, Inc., owner, to permit in a residence and business use district, the parking of cars on roof of existing structure with a business driveway crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection; premises 162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 977, Lots 1, 31 and 35), Jamaica, Borough of Queens.

366-51-A—162-19 Hillside avenue, northeast corner of 162nd street (Block 977, Lots 1, 31 and 35), Jamaica, Borough of Queens.

313-51-BZ—Application, May 2, 1951, under section 7e of the zoning resolution, of Carroll Blake, applicant, to

CALENDAR

behalf of Mary Molina, owner, to permit in a residence and business use district, the installation of power saws in existing lumber storage building, to be used as a wood cabinet making shop for a term of twenty years; premises 2898-2902 Nostrand avenue, west side, 540 ft. north of Avenue P (Block 7690, Lot 73), Borough of Brooklyn.

352-51-BZ—Application, May 17, 1951, under section 7h of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of T. Victor Searing, owner, to permit in the residence use district portion of lot, the extension of existing parking and storage of more than five motor vehicles in the retail use district, for a term of years; premises 179-43 to 179-51 Hillside avenue and 87-26 Midland parkway, northwest corner (Block 9937, Lot 42), Jamaica, Borough of Queens.

358-51-BZ—Application, May 24, 1951, under section 7h of the zoning resolution of William A. Giesen, applicant, on behalf of Heiss and Wegmann Inc., owner, to permit in a residence use district, the parking and storage of owner's motor vehicles, and motor vehicles being repaired, no fee to be charged, for a term of five years; premises 284 East 136th street, south side, 125 ft. east of Lincoln avenue (Block 2311, Lot 10), Borough of The Bronx.

462-51-BZ—Application, June 19, 1951, under section 7d of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of estate of Katherine W. Kean, owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from resident to lecture rooms, library, offices and caretaker's apartment; premises 117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

463-51-A—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

337-51-BZ—Application, May 9, 1951, under sections 7f and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Joseph DeRoss, owner, to permit in a business and residence use district, the change in occupancy from parking and storage of more than five motor vehicles, to storage garage for more than five motor vehicles, motor vehicle repairs, car washing, lubrication and office; premises 3315-3323 Tilden avenue and 390-400 East 34th street, northwest corner (Block 4904, Lots 38, 39 and 40), Borough of Brooklyn.

492-51-BZ—Application, July 11, 1951, under sections 7a and 7c of the zoning resolution of Howard H. Snyder, applicant, on behalf of 768 Corporation, owner, to permit in a residence use district, the enlarging of existing stores within the building by removing existing partitions of living quarters at rear of stores; premises 62 East End avenue, west side, 25 ft. 11 in. north of East 82nd street (Block 1579, Lot 24), Borough of Manhattan.

493-51-BZ—Application, July 11, 1951, under sections 7a and 7c of the zoning resolution of Howard H. Snyder, applicant, on behalf of 768 Corporation, owner, to permit in a residence use district, the enlarging of existing store within the building by removing the existing partitions of living quarters at rear of stores; premises 64 East End avenue, west side, 51 ft. 4½ in. north of East 82nd street (Block 1579, Lot 25), Borough of Manhattan.

441-51-BZ—Application, August 2, 1951, under sections 7a and 7c of the zoning resolution of Goldwater and Flynn, applicants, on behalf of ABC Television Company, Inc., owner, to permit in a residence and business use district, the change in occupancy from garage for more than five motor vehicles and showroom, to commercial uses stores, offices, storage, paint and carpentry shops and garage for five cars; premises 2040-2052 Broadway north-

east corner of West 70th street (Block 1142, Lot 1), Borough of Manhattan.

464-49-BZ—Reopened September 18, 1951—for consideration of amended plans—re Application of A. L. Andujar, applicant on behalf of The Texas Co., owner, under sections 7f and 7i of the zoning resolution, to permit upon the business portion of the plot located partly in a business and partly in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs and office; premises 57-07 to 57-17 Queens boulevard, 44-02 to 44-12 58th street, northwest corner (Block 1330, Lot 34), Woodside, Borough of Queens.

39-37-BZ—Reopened April 17, 1951 as Volume IV—Application, March 19, 1951, under section 7c of the zoning resolution of Ribelle V. Perotto, for H. R. Schwartz, Arnold Schwartz, Henry L. Schwartz, B. D. Schwartz and I. W. Schwartz owners (doing business as United Service Stations), to permit in a business use district, the extension in use of gasoline service station, brake testing station, and the parking and storage of more than five motor vehicles; to include area now used for the parking and storage of more than five motor vehicles, to be used as a gasoline service station, auto laundry, lubricatorium, and brake-testing, and to permit the installation of four additional gasoline storage tanks and four additional dispensing pumps; premises 619-641 Coney Island avenue, east side, from Mathews place to Slocum place, 2-8 Mathews place and 1-5 Slocum place (Block 5141, Lots 53 and 74), Borough of Brooklyn.

617-40-BZ—Reopened July 24, 1951 as Volume II—Application, July 18, 1951, under section 7e of the zoning resolution of Dominick Salvati & Son, for Garfield Park Postal Building Corp., owner, to permit in a residence use district, the erection and maintenance of a United States Post Office (Finance station); premises 1623-1625 East 17th street, east side, 100 ft. south of Avenue P (Block 6780, Lot 77), Borough of Brooklyn.

226-41-BZ—Reopened July 24, 1951 as Volume II—Application, July 18, 1951, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, for Joseph T. Donohue, owner, to permit in a residence use, B area district, the extension of one story altered building, for use as a store, using more than the area permitted; premises 60-62 East 86th street, south side, 134 ft. 5½ in. east of Madison avenue (Block 1497, Lots 48 and 48½), Borough of Manhattan.

90-42-BZ—Reopened July 24, 1951 as Volume II—Application, June 28, 1951, under sections 7f, 7i and 7h of the zoning resolution of Henry George Greene, for Abraham Rubinstein, owner, to permit in a business district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises West side of Edward L. Grant Highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx.

413-49-BZ—Reopened June 19, 1951 as Volume II—Application, June 19, 1951, under section 7c of the zoning resolution of Schuman and Lichenstein, for 119-20 Corporation, owner (Rogers Drug Co., lessee), to permit in a residence and local retail use district, the extension of existing building for loading area with an entrance through residence use portion of plot; premises 119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), Jamaica, Borough of Queens.

460-51-BZ—Application, June 21, 1951, under sections 7f, 7i and 7h of the zoning resolution, of Henry George Greene, for Jerry I. Kaufman, owner, to permit in a

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business use district, the erection and maintenance of a gasoline service station, sale of accessories, lubritorium, car washing, motor vehicle repairs, and office; and to permit the parking and storage of more than five motor vehicles; premises Northwest corner East 162nd street and Park avenue, also northeast corner East 162nd street and Teller avenue (Block 2422, Lot 59), Borough of The Bronx.

282-49-A—Vol. II—60 Broadway, southeast corner of Wythe avenue (2nd floor, Gretsche Building No. 4); (Block 2130, Lot 5), Borough of Brooklyn.

277-51-A—120 Wooster street, east side, 75 ft. south of Prince street (2nd floor); (Block 500, Lots 11 and 13), Borough of Manhattan.

322-51-A—45-10 94th street, west side, 100 ft. north of Corona avenue (basement); (Block 1600, Lots 61, 71 and 104), Elmhurst, Borough of Queens.

465-51-A—4902-4924 2nd avenue, west side, from 49th to 50th streets, 102-170 49th street and 111-169 50th street (1st floor); (Block 780, Lot 1), Borough of Brooklyn.

324-51-A—101-111 (103 displayed) 50th street, northeast corner of 1st avenue (Block 780, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 9, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 9, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

490-46-SA—Bryant Gas Fired Unit Heaters—Models 85 and 85C.

471-50-SA—Vic Special Per Dry Cleaning Machine—Model 32.

548-50-SA—Youngstown Kitchens Automatic Electric Dish Washer—Model B-48-D.

355-51-SM—World Concrete Filled Steel Columns; 3½" x 4"—Lightweight and 3½"; 4" and 5" and 5½" Heavy Weight.

678-49-SA—Clow Gas-Fired Unit Heaters—Model Nos. 85-100-135-170-210 and 170G.

150-48-SA—Vol. II—Shafconaire Hanging Oil Fired Unit Heaters—Models 10A, 20A, 30A and 40A (previously approved re Shafco Hanging Oil Fired Unit Heater); (reopened April 3, 1951 re amendment of resolution as to change of Model number designation and as to change of owner-manufacturer).

556-50-SM—United States Gypsum Trusstee Stud.

390-49-SM—United States Gypsum Company's Bracetite Lathing System.

101-51-SM—Siegel Spark Arrestor and Dust Collector.

340-51-A—618 Lexington avenue, west side; 20 ft. 10½ in. north of East 53rd street (5th floor); (Block 1308, Lot 14½), Borough of Manhattan.

537-51-A—341-361 Park avenue and 101-105 East 51st street, northeast corner and 98 East 52nd street (subcellar); (Block 1306, Lot 1), Borough of Manhattan.

192-51-A—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield Gardens, Borough of Queens.

562-51-A—242-244 William street, northeast corner of Duane street and 14 New Chambers street (5th, 6th floors and 6th floor mezzanine); (Block 119, Lot 12), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 16, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 16, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

838-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubritorium and accessory sales; premises 3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

201-51-BZ—Application, February 2, 1951, under sections 7f and 7i of the zoning resolution, of Samuel Juster, applicant, on behalf of David D. Cantor, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, accessories, motor vehicle repairs and office for a term of fifteen years; premises 1585-1611 Ralph avenue and 6001-6005 Farragut road, northeast corner and 512-534 East 78th street (Block 7956, Lot 1), Borough of Brooklyn.

1051-21-BZ—Reopened June 5, 1951 as Volume II—Application, May 21, 1951, under sections 7c, 7e and 7f of the zoning resolution of Anthony T. Nappi, for Mary Nappi, owner, to permit in a residence and business use district, the additional use of a gasoline service station, auto washing, lubrication, sale of auto accessories and office; and the parking of motor vehicles waiting to be serviced—to existing garage for more than five motor vehicles and motor vehicle repair shop; premises 1820-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

296-32-BZ—Reopened July 17, 1951 as Volume IV—Application, November 15, 1950, under sections 7e, 7f and 7A of the zoning resolution of Paul Friedman, for King Bay Realty Corporation, owner (Irving Saltz and Edmund Papano, lessees); (conditional vendee; Regal Properties, Inc.), to permit in the business use district, a portion of a plot partly in a residence use district, and partly in a business use district, for a term of ten years the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sale of accessories with curb cuts and sign more than the permitted distance from the intersection; premises 115-12 Kings Highway, and 1626-1640 Stillwell avenue, northwest corner (Block 6253, Lot 21), Borough of Brooklyn.

436-37-BZ—Reopened July 17, 1951 as Volume II—Application, June 21, 1951, under sections 7f and 7h of the zoning resolution of Henry George Greene, for Am. Auto Service, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing lubritorium, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt portion of plot; premises 239-255 East 3rd street north side, 90 ft. west of Avenue C, 292-298 East 4th street, south side, 90 ft. west of Avenue C (Block 38, Lots 32 and 33), Borough of Manhattan.

394-51-BZ—Application, May 29, 1951, under sections 7e and 7i of the zoning resolution of Henry George Greene, for the Houston Theatre Corporation, owner, to permit

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in a business use district, the change in use of cellar to garage for more than five motor vehicles, and the change in use of first floor to garage for more than five motor vehicles, gasoline service station, lubritorium and motor vehicle repair shop; premises 111-117 East Houston street and 229 Chrystie street, southwest corner (Block 427, Lot 27), Borough of Manhattan.

356-50-A—193 Melrose street, north side, 151 ft. west of Central avenue (building 13); (Block 3156, Lots 203 and 207), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 16, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 16, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

10-51-A—139 Front street, northeast corner of Depeyster street (Block 37, Lot 29), Borough of Manhattan.

37-51-A—116-162 Imlay street, west side, from Commerce to Verona streets, 111-121 Commerce street and 22-132 Verona street (1st, 5th and 6th floors); (Block 115, part of Lot 61), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 23, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 23, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

54-45-BZ—Vol. II—Reopened September 18, 1951—for consideration as to new proposal—re Application of Lama, Proskauer and Prober, applicants, on behalf of . and R. Realty Co., Inc., owner, under section 7c of the zoning resolution, to permit partly in a business use and partly in a residence use district, the proposed change in occupancy from public garage, office and gas station to factory use, using more than the permitted area for manufacturing use; premises 341-347 Reid avenue and 63-79 Marion street, northeast corner (Block 592, Lot 1), Borough of Brooklyn.

5-36-BZ—Vol. II—Reopened September 18, 1951—for consideration as to amendment re additional storage tanks—re Application of Frederick A. Ketcher, applicant on behalf of Kesbec, Inc., owner, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station (previously denied under sections 7f and 7i), motor vehicle repair shop, auto washing, lubritorium, office and sale of accessories, for a term of fifteen years; premises north side of Westchester avenue, northwest corner of White Plains road and northeast corner of Leland avenue (Block 3880, Lots 1, 2, 3, 4 and 5), Borough of The Bronx.

6-41-BZ—Reopened September 25, 1951 for consideration as to extension of term of variance—re Application of Embury and Lucas, applicants, on behalf of Metropolitan Jockey Club, owner, under section 7h of the zoning resolution, to permit in a residence use district, for a term of years, the transient parking within the residential area as an extension to the permissive parking in the business area; premises 165-10 Baisley boulevard, southeast corner of New York boulevard (Block 3300, Lot 2), Jamaica, Borough of Queens.

1029-40-A—165-10 Baisley boulevard, south side, 480 ft. east of New York boulevard (Block 3300, Lot 2), Jamaica, Borough of Queens.

446-50-BZ—Reopened and restored to docket, September 25, 1951—re Application of Herbert H. Widder, applicant, on behalf of Mary Kulwicz, owner, under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a two-family dwelling nearer to the street line permitted; premises 150-05 84th road, northeast corner of 150th street (Block 9750, Lot 29), Jamaica, Borough of Queens.

204-24-BZ—Reopened February 27, 1951 as Volume III—Application, February 2, 1951, under section 7e of the zoning resolution of Lama, Proskauer and Prober, for Michael DeLaurenzo, owner (Sunrise Waste Material Co., Lessee), to permit in a residence use district, the extension in use of building for a period of two years (change of occupancy from garage for more than five motor vehicles to a junk shop previously granted by the Board—expires November 21, 1955), and to permit a loading platform on adjoining lot to be used in conjunction with junk shop; premises 475-479 Hemlock street, east side, 129 ft. 7½ in. south of Liberty avenue (Block 4200, Lots 8 and 9), Borough of Brooklyn.

109-34-BZ—Reopened February 14, 1951 as Volume II—Application, January 30, 1951, under section 7i of the zoning resolution of Morton S. Cahn, for Louis Feinstein, owner, to permit in a business use district, the addition of motor vehicle repairing to existing gasoline service station, sales and auto accessories, greasing, auto laundry, and office; and the parking for ten cars; premises 64-40 Myrtle avenue and 72-02 Cypress Hills street, southwest corner (Block 3594, Lot 7), Glendale, Borough of Queens.

1082-41-BZ—Reopened July 17, 1951 as Volume II—Application, June 14, 1951, under section 7h of the zoning resolution of Levy and Nevins, for Exner Realty Corporation, owner (Exner Sand and Gravel Corp., lessee), to permit in a residence and unrestricted use district, the parking and storage of motor vehicles, and the reconstruction of a building to be used as an office for a term of years; premises 441 East 109th street, northwest corner of Franklin D. Roosevelt (East River) drive (Block 1703, Lot 22 and part of Lot 18), Borough of Manhattan.

205-51-BZ—Application, March 26, 1951, under section 21 of the zoning resolution, of Shangri-La Homes, Inc., owner, to permit in a residence use, G area district, the maintenance of existing building (dwelling) without the required setback; premises 252-68 Leeds road, east side, 422.12 ft. south of 254th street (Block 8253, Lot 28), Little Neck, Borough of Queens.

410-51-BZ—Application, June 11, 1951, under section 7c of the zoning resolution of Robert J. Farrington, for Gertrude Waxenbaum, owner, to permit in a residence use district, the change in occupancy from club and one family dwelling to funeral home; premises 1011 Pelham Parkway, northeast corner of Esplanade (Westchester); (Block 4365, Lot 5), Borough of The Bronx.

554-51-BZ—Application, August 3, 1951, under sections 7c, 7h and 21 of the zoning resolution, of Lehman and Fitzsimons, for Roland Realty and Construction Corporation, owner, to permit in the local retail use, C area district portion of plot, the maintenance of existing building by the conversion of loading areas to store areas constituting an extension of use into residence use district and makes the coverage more than is permitted; and to permit the parking of automobiles in the residence use portion of plot for patrons and employees—no fee to be

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charged; premises 138-18 to 138-38 Northern boulevard, south side, 150.38 ft. east of Union street (Block 5010, Lot 28), Flushing, Borough of Queens.

627-51-BZ—Application, September 13, 1951, under sections 7c, 7f, 7h and 7i, of the zoning resolution of Paul Friedman, for Benson Chevrolet, Inc., owner (General Outdoor Advertising Co., lessee), to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop incident to authorized automobile dealer's use, including a non-storage garage for more than five, but not more than seventy motor vehicles; an automobile showroom for authorized automobile dealer; storage sale and display of more than five but not more than twenty-five used motor vehicles; free parking of more than five but less than thirty motor vehicles for patrons and employees only, office, conference room and storage of bulk auto parts; with a roof sign not in conformity with Zoning Resolution; premises 1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (Block 6341, Lot 30), Borough of Brooklyn.

628-51-A—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (mezzanine); (Block 6341, Lot 30), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 23, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 23, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

240-51-A—101-28 45th avenue, south side, 100 ft. west of 102nd street (Block 1630, Lots 13, 14), Corona, Borough of Queens; (under section 35 of the General City Law re bed of mapped street—proposed widening of 45th avenue.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 30, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 30, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

444-51-BZ—Application, June 19, 1951, under section 7c of the zoning resolution of Henry George Greene, applicant, on behalf of East River Service Center, Inc., owner, to permit in a residence use district, the change in occupancy from storage garage and motor vehicle repair shop by the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, motor vehicle repair shop and office; premises 495-499 Franklin D. Roosevelt drive, southwest corner of Delancey street, 26 Mangin street and 6 Broome street (Block 322, Lots 37, 50, 51, 52 and 53), Borough of Manhattan.

168-51-A—Appeal from a decision of the fire commissioner, re transportation, storage and sale of combustible mixture, known as Revlon Nail Enamel Remover in glass containers, in New York City (quantity in containers not in conformity with Administrative Code requirements).

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 30, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 30, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 25, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

ZONING APPLICATIONS

209-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Benjamin C. Nevin, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and storage, motor vehicle repairs and office.

PREMISES AFFECTED—146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunderson, Board of Education.

ACTION OF BOARD—Laid over to October 3, 1951, 10 A.M. for inspection and decision without further argument.

337-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Dross, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business and residence use district, the change in occupancy from parking and storage of more than five motor vehicles, to storage garage for more than five motor vehicles, motor vehicle repairs, car washing, lubrication and office.

PREMISES AFFECTED—3315-3323 Tilden avenue and 390-400 East 34th street, northwest corner (Block 4904, Lots 38, 39 and 40), Borough of Brooklyn.

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APPEARANCES—

For Applicant: Alfred A. Lama, Joseph Deross and Milton S. Lebe.

For Opposition: Vincent R. Insinga and Abraham Eisner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to October 9, 1951, at 10 A.M. for inspection and decision without further argument.

444-51-BZ

APPLICANT—Henry George Greene, for East River Service Center, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage and motor vehicle repair shop by the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, motor vehicle repair shop and office.

PREMISES AFFECTED—495-499 Franklin D. Roosevelt drive, southwest corner of Delancey street, 26 Mangin street and 6 Broome street (Block 322, Lots 37, 50, 51, 52 and 53), Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Opposition: Eugene Fallow and Edw. Hoffman, Dep't of Parks.

For Administration: Samuel L. Becker, Dep't of Housings and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951, at 10 A.M. at request of applicant's representative, to investigate proposed housing development which would include premises in question.

462-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Katherine W. Kean, owner (N. Y. State Pharmaceutical Assoc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from residence to lecture rooms, library, offices and caretaker's apartment.

PREMISES AFFECTED—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Lewis L. Facwett.

For Opposition: John J. Keane.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 9, 1951, at 10 A.M. at request of objector, applicant concurring.

92-51-BZ

APPLICANT—Howard H. Snyder, for 768 Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a residence use district, the enlarging of existing stores within the building by removing existing partitions of living quarters at rear of stores.

REMISES AFFECTED—62 East End avenue, west side, 25 ft. 11 in. north of East 82nd street (Block 1579, Lot 24), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Opposition: Edward M. Wolff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 9, 1951, at 10 A.M. for inspection and decision without further argument.

493-51-BZ

APPLICANT—Howard H. Snyder, for 768 Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a residence use district, the enlarging of existing store within the building by removing the existing partitions of living quarters at rear of store.

PREMISES AFFECTED—64 East End avenue, west side, 51 ft. 4½ in. north of East 82nd street (Block 1579, Lot 25), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Opposition: Edward M. Wolff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 9, 1951, at 10 A.M. for inspection and decision without further argument.

541-51-BZ

APPLICANT—Goldwater and Flynn, for ABC Television Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7a and 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from garage for more than five motor vehicles and showroom, to commercial uses (stores, offices, storage, paint and carpentry shops and garage for five cars).

PREMISES AFFECTED—2040-2052 Broadway, northeast corner of West 70th street (Block 1142, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Monroe Goldwater, L. Colman, James Middlebrook and Samuel Rosenblum.

For Opposition: Patricia Hatry.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 9, 1951, at 10 A.M. for inspection and decision; applicant to submit decision from borough superintendent on woodworking use.

732-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Co., owner.

SUBJECT—Application reopened January 9, 1951—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the addition of motor vehicle repairs and the parking and storage of motor vehicles to existing gasoline service station, auto laundry, lubritorium, sale of accessories and office.

PREMISES AFFECTED—100-01 to 100-15 Beach Channel drive, 3-22 to 3-40 Beach 101st street, southeast corner and 3-31 to 3-37 Beach 100th street (Block 585, Lot 40), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and N. R. Stuller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

MINUTES

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (732-41-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober for Sinclair Refining Co., owner, filed December 1, 1950 an application under sections 7c and 7i of the zoning resolution, to permit in a residence use district the addition of motor vehicle repairs and the parking and storage of motor vehicles to an existing gasoline service station, auto laundry, lubritorium, sale of accessories and office (previously granted by the Board), affecting premises 100-01 to 100-15 Beach Channel drive; 3-32 to 3-40 Beach 101st street, southeast corner and 3-31 to 3-37 Beach 100th street (Block 585, Lot 40), Rockaway Beach, Borough of Queens; and

WHEREAS, this application was reopened as Volume II on January 9, 1951, subject to regular procedure, to consider additional use; and

WHEREAS, a public hearing was held on this application on September 25, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Beach 100th street, Beach 101st street, Beach Channel drive and the site are in a residence use, A area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 29, 1951 acting on Alt. Applic. 2107-50, reads:

"The proposed change in use in a Residence district from a gasoline station, laundry, two (2) car garage, office and sales, and lubrication to gasoline service station, lubritorium, auto repairs, car washing, parking and storage of more than 5 motor vehicles, office and sales is contrary to Art. 2, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150.19 feet frontage by 89.72 feet in depth and are presently developed with a gasoline service station consisting of four 550-gallon buried gasoline storage tanks and four approved type gasoline pumps; that the present accessory building has a frontage of 51.32 feet and a depth of 25 feet, one story in height and constructed of cinder concrete block, metal faced, and contains the use of lubritorium, office and store room; that there is also an exterior lift used in conjunction with the auto laundry; that it is proposed to maintain the present gasoline service station, accessory building containing the lubritorium, office and storage space and also the exterior car washing space; that it is further proposed to add the additional conjunctive use of auto repairs in the present lubritorium and add the parking and storage of motor vehicles on the exterior of the plot at the southerly lot line; that the present two-car frame garage is to be removed; and

WHEREAS, the applicant contends that as of July 25, 1916 the property referred to was zoned as an unrestricted district and on December 28, 1939 the present use designation was established; that Beach 100th street is not a physically opened street; that the City of New York does not have title, and that no proceedings are pending to acquire title to Beach 100th street or Beach 101st street south of Beach Channel drive; that the station was originally erected in 1931 under N.B. 2077-31 when a permit was issued for a one-story building, 20 feet by 40 feet, two open grease pits and six buried gasoline tanks, four pumps, a gasoline selling station and an auto laundry and certificate of occupancy 47550 was issued; that the building was altered in 1939 under Alt. 1770-39 and the then open grease pits were enclosed; that no permit is indicated for the present two-car frame garage; that Beach Channel drive is a main auto highway leading across Queens and the present legal gasoline station is in keeping at this point and the above additional uses are required conjunctive uses for efficient operation of present day gasoline stations; that these uses will not have an adverse effect on the community but will help relieve the serious parking problem now existing at this point, especially during the summer months.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 14, 1942, by adding thereto:

"... that in the event the owner desires to remove the two-car garage at the rear of the premises, as shown on plans filed with this application, marked 'Received December 1, 1950' (3 sheets) and to continue the parking use as permitted by resolution adopted April 14, 1942, and to add the use of motor vehicle repairing, such motor vehicle repairing may be permitted under section 7i, provided it is maintained entirely within the building and done mainly by hand tools; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that in all other respects the resolution adopted by the Board April 14, 1942, shall be complied with; and that all permits required and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

136-45-BZ—Vol. II

APPLICANT—Paul Friedman, for Nettie H. White and William A. White, Jr., owners.

SUBJECT—Application reopened July 17, 1951—re extension of time to complete—re Application (decision of borough superintendent), under section 7i and 7A of the zoning resolution, to permit in a business use district, the erection of an automobile showroom and sales room and motor vehicle repair shop incidental to salesroom and showroom only, with driveway entrance more than 25 ft. from Merrick boulevard.

PREMISES AFFECTED—224-01 to 224-09 Merrick boulevard, and 133-29 to 133-37 224th street, northeast corner (Block 12963, Lot 308), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended.

THE VOTE TO EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee
Negative

THE RESOLUTION (136-45-BZ—Vol. II)

WHEREAS, this application under section 7i of the zoning resolution, to permit in a business use district, the erection of an automobile showroom and salesroom and motor vehicle repair shop, incidental to salesroom and showroom only, with driveway entrance more than 25 ft. from Merrick boulevard affecting premises 224-01 to 224-09 Merrick boulevard and 133-29 to 133-37 224th street, northeast corner (Block 12963, Lot 308), Laurelton, Borough of Queens, was granted by the Board May 15, 1945, on certain conditions; and

WHEREAS, the resolution was amended on November 20, 1949; and

WHEREAS, the applicant requested reopening of this application and an extension of time in which to obtain permit and complete the work; and

WHEREAS, this application was reopened and set for hearing September 25, 1951, at 10 A.M., waiving all requirements except a new decision, new photographs and two publications in the Bulletin; and

WHEREAS, a public hearing was held on September 2, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated July 31, 1951 acting on Alt. Applic. 2522-49, reads:

"1. Proposed extension of existing building to be used for parking for more than 5 motor vehicles contrary to conditions contained in resolution of B. & A. adopted May 15, 1945, under Cal. 136-45-BZ."

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Bull. 21 V. of 30 (Note: Resolution of Nov. 29, 1949 expired under sect. 22A of zone resolution.)"

Resolved, that the Board of Standard and Appeals does hereby amend the resolution adopted on May 15, 1945, as amended by resolution adopted November 29, 1949, only so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"... that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution; and that a certificate of occupancy shall be obtained. (N.B. App. 51/45; Alt. App. 2522-49, of July 31, 1951)."

151-51-BZ

APPLICANT—Paul Friedman, for Mollie Okun, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district, the conversion of two garages to one store, with entrance on East 16th street only, using more than the area permitted, for a term of years.

PREMISES AFFECTED—1601-1603 Quentin road, northeast corner of East 16th street (Block 6779, Lots 50 and 51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (151-51-BZ)

WHEREAS, Paul Friedman, for Mollie Okun, owner, filed March 2, 1951 an application under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district, the conversion of a garage to one store, with entrance on East 16th street only, using more than the area permitted, for a term of years, affecting premises 1601 Quentin road, northeast corner of East 16th street (Block 6779, Lot 51), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on June 19, 1951, after due notice by publication in the Bulletin; laid over to July 17, 1951, for inspection and decision without further argument; then laid over to September 18, 1951, for applicant to file revised plans and for further consideration; and then laid over to September 25, 1951, for applicant to obtain a new decision from the borough superintendent; and

WHEREAS, the district maps accompanying the zoning resolution show that East 16th street is in residence and business use, C area, Class 1¼ height districts; Quentin road and the site are in a residence use, C area and Class 1¼ height district; and

WHEREAS, the decisions of the borough superintendent, dated February 15, 1951 and September 19, 1951, acting on Alt. Applies. 285-51 and 286-51, read:

Alt. 285-51

"2. Proposed business use in a Residence District is contrary to Article 2, Section 3 of the Zoning Resolution.

3. Proposed extension on rear to an existing garage is contrary to Article 4, Section 13b as to excessive area for corner lot of the Zoning Resolution."

Alt. 286-51

"1. Proposed business use in a Residence District is contrary to Article 2, Section 3 of the Zoning Resolution.

2. Proposed extension on rear to an existing garage is contrary to Article 4, Section 13b as to excessive area for corner lot of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a corner plot, 20 feet 6 inches frontage by 100 feet in depth, on which is located a 4-family dwelling and dentist's accessory office, 20 feet 6 inches front by 79 feet in depth, 2 stories, 25 feet in height, of Class 3 construction; that there is an accessory garage on the rear of the plot fronting on East 16th street, for which certificate of occupancy 114924-46 has been issued for 4 families and doctor's accessory office (dentist); that the property is presently zoned as a residence use, Class 1¼ height, C area district, and that these designations have not been changed since July 15, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that it is proposed to convert the garage to one store, fronting on East 16th street only, and to permit the extension thereof on the East 16th street frontage, i.e., on Lot 51 only, so that the proposed store will have a frontage of 21 feet on Lot 51 on East 16th street and a depth of 20 feet 6 inches; and

WHEREAS, the applicant contends that a grant of this application would be in harmony with the character of the immediate neighborhood since all other properties on East 16th street between Quentin road and Kings highway are used for commercial use either as of right or by virtue of variances granted by the Board; that the proposed store would be between the Kings Highway Savings Bank (Block 6779, Lot 53) and the dentist's office (Block 6779, Lot 51), and would be opposite the Rainbow Shop (Block 6788, Lot 105), the stores being constructed (Block 6798, Lot 6) and the new B.M.T. Brighton line passenger station (Block 6798, Lot 10); that the residential properties in the neighborhood would not be adversely affected because the proposed store would face East 16th street and would be enterable only from that street, so that the nearest residences on East 16th street would be nearer to the taxpayer, now under construction by virtue of a variance by the Board, than they would be to the subject store; that the proposed condition will have no noticeable effect upon the residences on Quentin road other than the reduction of the use of the driveway on Quentin road between 1603 and 1607 Quentin road to one car instead of two; that the public safety will be secured by the elimination of the curb cut and driveway entrance to the existing garage on East 16th street, especially since East 16th street between Kings Highway and Quentin road is heavily traversed by pedestrians because of the B.M.T. station, the stores, the bank and the bus stop on Kings highway and the bus stop on East 16th street opposite the proposed store; that a denial of this application would deny the owner of the equality of privilege to use her property for business use, which privilege is now enjoyed by every other owner of property on both sides of East 16th street; that the granting of this application will deprive no one of light and ventilation;

Area of Plot:

Lot 51 (20' 6" x 100')

Total Plot Area

2050 sq. ft.

Permissible (75%) Coverage in "C"

District

1537 sq. ft.

Area of Existing Buildings:

Lot 51 (20' 6" x 79')

(20' 6" x 11')

1619.5 sq. ft.

225.5 sq. ft.

Total area of Existing Building, inclusive of Garage

1845 sq. ft.

Area of Existing and Proposed Buildings:

Lot 51 (20' 6" x 79')

(20' 6" x 21') — 39'

1619.5 sq. ft.

391.5 sq. ft.

Total Area of Existing and Proposed Buildings

2011 sq. ft.

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Proposed coverage	2011.0 sq. ft.
Permissible Coverage	1537.5 sq. ft.
Excess of proposed coverage over permissible coverage	473.5 sq. ft.
Proposed coverage	2011 sq. ft.
Present coverage (inclusive of garages)	1845 sq. ft.
Excess of proposed coverage over present coverage (inclusive of garages)	166 sq. ft.
and	

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application as amended be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e of the zoning resolution and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e as to use and section 21 as to area, for a term of fifteen (15) years, to permit the alteration of the existing garage facing East 16th street into a store, as indicated on plans filed with this application, marked "Received March 2, 1951" (1 sheet) (area plan) and revised plans, marked "Received September 13, 1951" (3 sheets), *on condition* that such proposed store building shall not be further increased in height or area; that there shall be no openings to the east or south from such store building; that the existing garage on lot 50 and yard, as indicated, shall be continued as shown on such revised plans; that this resolution applies to the decision of the borough superintendent, acting on Alt. Applications 285-51 and 286-51, affecting lot 51, amended decision of September 19, 1951, as to each; and as permitted by resolution adopted this day under Calendar Number 152-51-A as a variance of the Multiple Dwelling Law to permit the proposed continuation of the reduction of the yard for the building on lot 51, as indicated on such plans and to permit exit from cellar from such building across the yard of the adjoining lot, No. 50, under the same ownership; and through the side driveway to the east to Quentin road; that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto; that the occupancy of the store shall be as permitted in a local retail district and excluding meat or fish sales; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

284-51-BZ

APPLICANT—Gustave Goldman, for Emily H. Selley, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the subdivision of lot into eight separate lots (Nos. 1, 2, 3, 4, 5, 6, 106 and 58) with each existing building exceeding the permissible area as to new lots, and new lots 1, 6, 106 and 58 not providing legal yards or courts, and with lot 58 exceeding permissible area for manufacturing.

PREMISES AFFECTED—1359-1363 (1377 displayed) Gates avenue and 357, 359, 361, 363, 363a, 365 and 367 Wilson avenue, northeast corner (Block 3334, Lots 1, 2, 3, 4, 5, 6, 106 and 58), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Opposition: Pauline Geschehowiack and Julie Bickert.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (284-51-BZ)

WHEREAS, Gustave Goldman for Mrs. Emily H. Selley, owner, filed April 13, 1951 an application under section 21 of the zoning resolution, to permit in a business use, C area district the subdivision of lot 1 into eight separate lots (Nos. 1, 2, 3, 4, 5, 6, 106 and 58) with each existing building exceeding the permissible area as to new lots, and new lots 1, 6, 106 and 58 not providing legal yards or courts, and with lot 58 exceeding permissible area for manufacturing, affecting premises 1359 to 1363 (1377 displayed) Gates avenue and 357, 359, 361, 363, 363A, 365 and 367 Wilson avenue, northeast corner (Block 3334, Lots 1, 2, 3, 4, 5, 6, 106 and 58), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on July 24, 1951 after due notice by publication in the Bulletin, and laid over to September 25, 1951, for inspection and for applicant to furnish copy of letter from the Tax Department; and

WHEREAS, the district maps accompanying the zoning resolution show that Gates avenue, Wilson avenue and the site are in a business use, C area and class 1 height district; and

WHEREAS, the decisions of the borough superintendent dated April 12, 1951, acting on Alt. Applies. 207 to 214-51 read:

207-51

"1. Area of Bldg. not to exceed permissible area under sect. 13, par. b, Art. IV Zone Resolution.

2. Provide legal ventilation for living rooms by providing legal yards or courts as per sect. 13. par. a, Art. IV Zone Resolution."

208 to 211-51, incl.

"1. Area of Bldg. not to exceed permissible area under sect. 13, par. b, Art. IV Zone Resolution."

212-51

"1. Area of Bldg. not to exceed permissible area under sect. 13, Art. IV, par. b Zone Resolution.

2. Provide legal ventilation for all living rooms rear of Bldg. by providing legal courts or yards as per sect. 13, par. a, Art. IV Zone Resolution."

213-51

"1. Area of Bldg. not to exceed permissible area under sect. 13, Art. IV Zone Resolution.

2. Provide legal ventilation for all living rooms rear of Bldg. by providing legal courts or yards as per sect. 13 Art. IV Zone Resolution."

214-51

"1. Area of Bldg. not to exceed permissible area under sect. 13, Art. IV of Zone Resolution.

2. Area for manufacturing not to exceed area of as per sect. 4 par. c, Art. IV Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 100 feet in depth, on which are located 8 buildings, one used as factory, the others as stores and dwellings; that certificate of occupancy 124009-49 (A-1599-48) has been issued for building displayed 1377 Gates avenue, northeast corner of Wilson avenue, for factory 1st and 2nd floors (filed with application); that it is proposed to subdivide the whole lot 1 into eight individual lots 1, 2, 3, 4, 5, 6, 106 and 58; and

WHEREAS, the applicant contends that the seven buildings facing on Wilson avenue were erected as stores and to

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family residences under N.B. 2190 of 1913, as cold water apartments and still are the same way; that the building facing Gates avenue was erected as a moving picture theatre and has been converted into a factory; that the superintendent of buildings made an application to have the certificate of occupancy for a factory revoked and the Board revoked certificate of occupancy 116991-47 and issued 124009-49 for factory use; that since the erection of these buildings, there has always been a small rear yard and a small side court and that when the certificate of occupancy was issued in 1949 for a factory on the same lot with other buildings, the amount of light and ventilation was not changed; that when the new deeds are written, a permanent easement will be included and all the buildings and the factory will share the use of this easement; that there is no alteration proposed at this time and all the buildings will remain as they are; that the factory portion is more than 75% the area of each floor in the factory building (1377 Gates avenue, Alt. 214-51, (also known as 357 Hamburg avenue and later 357 Wilson avenue); that the property was listed as a frame stable building in 1895; that a permit was issued in 1915 indicating a motion picture theatre, one-story brick building, class 3 construction without a certificate of occupancy; that when this theatre was erected the natural light, air and courts were accepted for the entire property and this condition has never been changed; that as part of the alteration work under which certificate of occupancy 124009 was issued, all rear yard fences were removed and yard pavements made level, creating a direct exit to the street from the rear stair exit of the factory; that 367 Wilson avenue, Alt. 207-51 is a three-story brick, class 3 building occupied as a two-family residence and store with no certificate of occupancy issued and no change of occupancy; that 365 Wilson avenue, Alt. 208-51, is a three-story brick building, class 3, occupied as a two-family residence and store with no certificate of occupancy issued and no change of occupancy; that 363a Wilson avenue, Alt. 209-51, is a three-story brick building, class 3, occupied as a two-family residence and store with no certificate of occupancy issued and no change of occupancy; that 363 Wilson avenue, Alt. 210-51, is a three-story brick building class 3, occupied as a two-family residence and store with no certificate of occupancy issued and no change of occupancy; that 361 Wilson avenue, Alt. 211-51, is a three-story brick building class 3, occupied as a two-family residence and store with no certificate of occupancy issued and no change of occupancy; that 359 Wilson avenue, Alt. 212-51, is a three-story brick, class 3 building, occupied as a two-family residence and store with no certificate of occupancy issued and no change of occupancy; that 357 Wilson avenue, Alt. 213-51 is a three story brick, class 3 building occupied as a two-family residence and store with no certificate of occupancy and no change of occupancy (see 1377 Gates avenue for conversion of store to entrance of movie and then changed back to a store in 1929); that due to ill health, the owner is forced to move from New York, and the property must be sold but no one wants to buy a house on part of a lot; that the area of the entire lot is 14,000 square feet, the area of all buildings on lot is 12,405 square feet, and the area of lot covered by buildings is 89%.

Lot	% covered	Area of Building	Area of Lot
1	97	1105 sq. ft.	1133 $\frac{1}{3}$ sq. ft.
2	89	1002 sq. ft.	1123 $\frac{1}{3}$ sq. ft.
3	89	1002 sq. ft.	1123 $\frac{1}{3}$ sq. ft.
4	89	1002 sq. ft.	1123 $\frac{1}{3}$ sq. ft.
5	89	1002 sq. ft.	1123 $\frac{1}{3}$ sq. ft.
6	91	1002 sq. ft.	1085 sq. ft.
06	96	1043 sq. ft.	1085 sq. ft.
58	84	5247 sq. ft.	6203 $\frac{1}{3}$ sq. ft.

WHEREAS, the Board deemed that in view of the applicant's statement that there is to be no change in the size or occupancy of the buildings and that the only change is the lot numbers for the individual buildings, that this should be permitted under Article 4, Section 10, Paragraph 2; and WHEREAS, the premises and surrounding area were in-

spected by a committee of the Board, which recommended the application should be granted inasmuch as no change of use, occupancy or area is proposed but merely an assignment of a lot number to each building; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to Alt. Applications 207 to 214-51, inclusive, Objections 1 and 2, *on condition* that the buildings shall not be increased in height or area and shall be continued on individual lots as proposed and as indicated on plans filed with this application, marked "Received April 13, 1951" (1 sheet), "June 28, 1951" (5 sheets) and "July 3, 1951" (2 sheets); that in the event the owner desires any change in area, size of the buildings or occupancy or use thereof, application for such change shall be filed with the Board for consideration; that all permits and a new certificate of occupancy shall be obtained within three (3) months.

APPEALS FROM ADMINISTRATION DECISIONS

356-50-A

APPLICANT—Jos. Schlitz Brewing Company, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—193 Melrose street, north side, 151 ft. west of Central avenue (Building 13); (Block 3156, Lots 203 and 207), Borough of Brooklyn.

APPEARANCES—

For Applicant: William M. Schuler, William F. Schier, Louis De Markus and John J. Gorman.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to October 16, 1951, at 10 A.M. for inspection by inspector of Division of Combustibles, Fire Department.

168-51-A

APPLICANT—Revlon Products Corp., lessee, for Dolvert Corp., owner.

SUBJECT—Appeal from a decision of the fire commissioner, re transportation, storage and sale of combustible mixture, known as Revlon Nail Enamel Remover in glass containers, in New York City (quantity in containers not in conformity with Administrative Code requirements).

APPEARANCES—

For Applicant: Michael A. Perito.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to October 30, 1951, at 10 A.M. at request of applicant's representative.

463-51-A

APPLICANT—Lama, Proskauer and Prober, for Estate of Katherine W. Kean, owner (N. Y. State Pharmaceutical Assoc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Charles M. Arak.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 9, 1951, at 10 A.M. at request of objector, applicant concurring.

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28-50-A

APPLICANT—Walter C. Legge Co., Inc., for Bush Terminal Buildings Company, owner (Walter G. Legge Co., Inc., lessee).

SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—635-639 2nd avenue, northeast corner of 37th street (1st floor); (Block 695, Lot 1), Borough of Brooklyn.

APPEARANCES—
For Applicant: C. V. Starrantino.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (28-50-A)

WHEREAS, Walter C. Legge Company, Inc., lessee for Bush Terminal Buildings Company, filed January 5, 1950, an appeal from an order of the fire commissioner affecting 635 to 639 Second avenue, northeast corner 37th street (Block 695, Lot 1) (Bush Building No. 1, west Section "O", 1st floor), Borough of Brooklyn; and

WHEREAS, Order 22459-LC, issued by the fire commissioner December 6, 1949, reads:

"With reference to your application dated September 14, 1948, for a permit to manufacture combustibles, at above premises, this department is without power to grant such a permit for the following reason:

"Chapter 19-59.0.6, Administrative Code provides that no permit for the manufacture of combustible mixtures shall be issued for any building, where materials of a highly inflammable nature (lacquer essential oils) are manufactured, stored or sold.

"You are therefore ordered to discontinue the further manufacture of combustible mixtures.

"With reference to your application dated September 14, 1948, for a permit to store oils, fats, grease and soap stock exceeding the equivalent of five barrels, you are ordered to reduce the quantity to that permitted by resolution of Board of Standards and Appeals, Calendar 622-42-A."

and

WHEREAS, the applicant states that the building is six stories, 85 ft. in height; 75 ft. by 599 ft. 8 in. in area, of fireproof construction, erected in 1905, located in an unrestricted use, A area, Class 2 height district and used and occupied—basement, olive storage, 6 persons; 1st floor, chemical manufacturing and corrugated paper manufacturing, 32 persons; 2nd floor, manufacturing electric fixtures, storage and shop, 145 persons; 3rd floor, olive bottling and shipping, 25 persons; 4th floor, manufacturing chewing gum and offices, 50 persons; 5th floor, manufacturing chewing gum, 20 persons; 6th floor, manufacturing electric fixtures and cloth printing, 65 persons; and

WHEREAS, Certificate of Occupancy 85097 issued November 22, 1937, permits the use of the building throughout as a factory; and

WHEREAS, the applicant states that it manufactures safety floor treatment and maintenance compounds and static conductive devices used for the elimination of slip hazards and the hazard of explosions due to static electricity in hospitals, industry or wherever combustibles are used; that the Board previously permitted the use of five drums of oleic acid; 1 drum morpholine, 1 drum mineral spirits, 1 drum triethanolamine, 2 drums caustic soda, 5 drums pine oil, 2 drums rosin and 300 lbs. carnauba wax; that Order 22459-LC, was issued because new tenants in the same building use certain combustibles in an area separated from the area occupied by the applicant by fire-proof walls and floors; that in lieu of the quantities of materials previously permitted to be used by the Board it is requested that the following quantities of materials be permitted:

In mixing rooms:

5 drums morpholine, 100 deg. F. flash
10 drums mineral spirits, 106 deg. F. flash
5 drums triethanolamine, 380 deg. F. flash
5 drums tall oil, 395 deg. F. flash
30 5 gallon sealed cans lacquer, 85 deg. F. flash
100 5 gallon sealed cans varnish, 106 deg. F. flash
5 drums caustic soda.

In storage room:

10 drums oleic acid, 440 deg. F. flash
20 drums pine oil 188 deg. F. flash
5 tons carnauba wax, 590 deg. F. flash
5 drums rosin, 575 deg. F. flash

that these terms are used in the manufacturing process and permission is requested to store sufficient quantities to make carloads as well as less than carload shipments; that these materials are delivered in sealed steel containers and kept in the mixing room; that one drum is opened at a time as needed; that the finished products are thence poured into regulation steel shipping containers, placed in the storage room and held until a sufficient quantity is available for carloading or less than carload shipments; that at the time of the previous action by the Board the materials were mixed and stored in the same area; that with the acquisition of additional space the raw materials are now kept in the mixing room and after manufacturing, the finished products are stored in a storage area; and

WHEREAS, the Board on September 29, 1942, under Cal. 622-42-A, modified an order of the fire commissioner to permit the storage of the materials then in question in a fireproof room equipped with a sprinkler system separated from the balance of the building by fireproof partitions, equipped with Class A underwriters doors on condition that the source of heat used in the emulsifying manufacturing process be steam and that there be no other flames maintained within the storage space; and

WHEREAS, on March 13, 1951, this appeal was laid over date to be set, pending filing of a new decision from the fire department, based on a revised application as to quantities of materials to be stored on the premises; and

WHEREAS, the applicant has filed a copy of a new decision of the fire commissioner dated July 17, 1951, order number 31711LC, reading as follows:

"You are hereby notified that an inspection of the above premises, used to store and use Combustible Mixtures shows that the following must be done before the permit requested by you can be issued:

FORTHWITH

1. Reduce quantities of materials stored on the above premises to that permitted by Resolution of Board of Standards and Appeals #622-42-A, namely:

2 to 5 Drums Pine Oil	1 Drum Sovasol #
2 to 5 " Oxalic Acid	600 # Carnuba Wax
1 Drum Morpholine	2 Drums Rosin
2 Drums Caustic Soda	

and

WHEREAS, the applicant now states that on April 23, 1951 an application was filed with the fire department to store eight drums of Tall oil with a flash point of 395 degrees Fahrenheit; eight drums of mineral spirits with a flash point of 106 degrees Fahrenheit; 20 drums of pine oil with a flash point of 188 degrees Fahrenheit; 9 drums Morpholine with a flash point of 380 degrees Fahrenheit; thirty 5-gallon sealed cans of lacquer with a flash point of 85 degrees Fahrenheit; one hundred 5 gallon cans, sealed, of varnish with a flash point of 106 degrees Fahrenheit; five drums of rosin with a flash point of 575 degrees Fahrenheit; 5 drums of caustic soda with no flash point and 5 tons of wax with a flash point of 590 degrees Fahrenheit; and

WHEREAS, the applicant now contends that not more than one drum of any of these materials will be open or in use at any one time; and

WHEREAS, the applicant now requests that the Board

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favorably on this appeal based on the revised quantities proposed to be stored and used on the premises and based on the new order of the fire commissioner denying an application for a permit to store and use the materials in question in the revised, reduced quantities; and

WHEREAS, this appeal was set for public hearing on September 11, 1951 at 10 A.M. and was laid over to September 25, 1951 to permit inspection of the premises by an inspector of the division of combustibles of the fire department; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the inspector of the Division of Combustibles, Fire Department, has also inspected the premises and reports the conditions substantially the same as found on a previous inspection; that the Board is of the opinion that this should not be granted; that the space is too confined and that there should be more space for storage and manufacturing operations.

Resolved, that the orders of the fire commissioner, acting on Order 22459-LC, and 31711-LC be and they hereby are *affirmed* and that the appeal be and it hereby is *denied*.

152-51-A

APPLICANT—Paul Friedman, for Mollie Okun, owner.

SUBJECT—Application (decision of the borough superintendent) filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of sections 28 and 245 of the Multiple Dwelling Law—re required open spaces.

PREMISES AFFECTED—1601-1603 Quentin road, northeast corner of East 16th street (1st floor); (Block 6779, Lots 50 and 51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (152-51-A)

WHEREAS, Paul Friedman, for Mollie Okun, owner, filed March 2, 1951, an application pursuant to Section 310 of the Multiple Dwelling Law for variation of the provisions of section 245 of the Multiple Dwelling Law, as cited in a decision of the borough superintendent, affecting premises 1601-1603 Quentin road, northeast corner of East 16th street (1st floor); (Block 6779, Lots 50 and 51), Borough of Brooklyn; and

WHEREAS, the new decision of the borough superintendent, dated September 19, 1951, acting on Alt. Applic. 285-51, affecting 1601 Quentin road (Lot 51), reads:

"1. Proposed means of egress leads to adjoining yard through outer court to street instead of directly to street, as per Sect. 245."

WHEREAS, the applicant has withdrawn the appeal as to the decision of the borough superintendent, dated February 5, 1951, acting on Alt. Applic. 287-51, affecting 1603 Quentin road (Lot 50), reads:

"3. Provide a legal yard between front and rear building as per Sect. 28, Subdiv. 2 of the M.D. Law."

WHEREAS, the applicant states that the building at 1601 Quentin road (Lot 51) is 2 stories, 25 ft. in height, 20 ft. in by 79 ft. in area, Class 3 construction, erected in 1924 on a lot 20 ft. 6 in. front by 100 ft. in depth, used and occupied since 1924—cellar, ordinary; 1st floor, 2 apartments; 2nd floor, 2 apartments; that the first floor has been used and occupied since 1946 as two apartments and dentist's office; that upon completion of alteration, the building will be used and occupied as follows: cellar, ordinary; 1st floor, 2

apartments, dentist's office and store at rear; 2nd floor, 2 apartments; that the building is provided with one interior 2 ft. 8 in. wide wood stairs, enclosed in fire-retarded partitions, equipped with wood, self-closing doors, extending to street and provided with a ladder and scuttle to the roof; and

WHEREAS, Certificate of Occupancy 114924 issued August 7, 1946, upon completion of work under Alt. Applic. 1429/46 classified the building as a Class A new-law and permitted its use and occupancy as follows: Cellar, storage and boiler-room; 1st floor, 2 families, doctor's accessory office (dentist); 2nd floor—2 families and contains a notation that such certificate can also be considered a certificate of compliance under the Multiple Dwelling Law; and

WHEREAS, the applicant states that this is an appeal under Section 310a(4) of the Multiple Dwelling Law for variation of the cellar entrance requirements of Section 245, so as to permit the conversion of an accessory garage to store use and to permit the extension of such store use as indicated on plans filed September 13, 1951 with application for zoning variance under Cal. 151-51-BZ; and that at the rear there is a 21 ft. rear yard in which there is located an 11 ft. one-car garage; that there is a separate cellar entrance for the building at the rear; that it is proposed to convert the garage to a store, fronting on East 16th street and to extend it as shown on revised plans; that light and ventilation for the 1st floor apartment in the rear of the multiple dwelling will be provided by changing the rear bedroom and kitchen into a kitchen with a legal window on East 16th street, in addition to two of the three existing rear windows and that it is proposed to provide access to the cellar through lot 50 under the same ownership which will remain by means of outer court; and

WHEREAS, the applicant contends that to grant this appeal to permit substitution of the cellar entrance as proposed would do substantial justice and alleviate practical difficulty and unnecessary hardship, as it would permit the beneficial development of the property without adversely affecting anyone; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 285-51, objection 1, be and it hereby is *granted* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, *on condition* that the means of exit from such building on Lot 51 as shown on plans filed with Cal. 151-51-BZ under resolution adopted this day, shall be provided by means of the adjoining lot, No. 50, under the same ownership, and with driveway through to Quentin Road; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified this day by resolution adopted under Cal. 151-51-BZ.

224-51-A

APPLICANT—D. C. Waite, for Board of Transportation, City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—92 Brook street, south side, 121 ft. west of Pike street (ground floor); (Block 34A, Lots 1, 12, 22, 45 and 52), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: R. S. Minetti and C. F. Jiran.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (224-51-A)

WHEREAS, D. C. Waite, for Board of Transportation, City of New York, owner, filed March 16, 1951, an appeal

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from a decision of the borough superintendent, affecting premises 92 Brook street, south side, 121 ft. west of Pike street (Block 34A, Lots 1, 12, 22, 45 and 52), Tompkinsville, Borough of Richmond; and

WHEREAS, the decision of the borough superintendent dated February 16, 1951, on amendment to Misc. Applic. 688-48, reads:

"1. Fuel tanks in excess of 550 gallons is in violation of the requirements for Diesel Oil intended for use in fuel tanks of motor vehicles, filed with the City Clerk on Oct. 19, 1939, which requires such installations to conform with C19-69.0 of the Administrative Code."

and

WHEREAS, the applicant states that the building is a one story garage and two-story office building, 18 and 27 ft. in height, of Class 3 construction, 290 ft. by 290 ft. in area, erected 1924 and extended in 1937, located on a lot 350 ft. irregular by 295 ft. in area, in business and business-1 use, D area, Class 1 height districts; used and occupied since 1933 for the repair and storage of more than five Diesel driven busses with an occupancy of 110 persons; that the building is equipped with an approved standpipe system; that there is one interior 4 ft. wide steel stairs enclosed in partitions of cinder block and brick, plastered, equipped with kalamein self-closing doors and leading to roof bulkhead; and

WHEREAS, the applicant states that an amendment was filed to Misc. Applic. 688-48, to change the use of the storage and dispensing system from gasoline to diesel oil; and

WHEREAS, the applicant contends that since the original installation of the dispensing system the operating conditions have changed so that all busses housed at the premises in question are operated by Diesel oil thus eliminating the necessity of storing and dispensing gasoline and it is therefore requested that the Board permit the storage and dispensing of Diesel oil in the present equipment; and

WHEREAS, under Cal. 985-48-A the Board on January 11, 1949 permitted the temporary use of the storage installation for gasoline for a period of six months; and

WHEREAS, on September 12, 1950, request for reopening of the appeal under Cal. No. 985-48-A was withdrawn in view of the fact that the tanks were no longer used for the storage of gasoline and the applicant was directed to make an application to the Department of Housing and Buildings for the use of the tanks for the storage of Diesel oil.

Resolved, that the decision of the borough superintendent, acting on amendment to Misc. Applic. 688-48, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is granted to permit the two (2) 5,000 gallon storage tanks permitted by resolution adopted by the Board under Cal. 985-48-A, on January 11, 1949, to be used for the storage of Diesel oil in place of gasoline, as previously proposed, on condition that the tanks and equipment shall be maintained to the satisfaction of the fire commissioner and the Department of Housing and Buildings.

245-51-A

APPLICANT—Carrier Corporation, for 1407 Broadway Realty Corp., owner.

SUBJECT—Appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—1393-1409 Broadway, west side, from West 38th to West 39th streets, 134-138 West 39th street, 529-535 7th avenue and 127-137 West 38th street (cellar); (Block 814, Lots 11, 15, 16, 17 and 58-67 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: H. D. Savage, Jr.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4

THE RESOLUTION (245-51-A)

WHEREAS, Carrier Corporation for 1407 Broadway Realty Corp., owner, filed April 6, 1951, an appeal from and order and decision of the fire commissioner, affecting premises 1393-1409 Broadway, west side, between 38th and 39th streets, 127-137 West 38th street, 134-138 West 39th street and 529-535 7th avenue (cellar); (Block 814, Lots 11, 15, 16, 17 and 58-67 inclusive), Borough of Manhattan; and

WHEREAS, Order No. 81436LC issued by the fire commissioner November 30, 1950 and referred to in a decision of the fire commissioner dated March 27, 1951, reads:

"Before a permit may be issued to maintain or operate a refrigerating system, the following must be done:

16. Discontinue the use of break discs as pressure relief devices, as per Sec. C19-105.0.b.2."

and

WHEREAS, the applicant states that the buildings is 4 stories, 512 feet 4 inches in height, 204 feet 11½ inches by 301 feet 2½ inches in area at first floor, 160 feet 11 inches by 289 feet 8 inches in area at typical floor, erected 1950, of class 1 construction, located in retail and retail use, B area, class 2 height districts; used and occupied since 1950 as follows: cellar, bank, factory, store, building equipment, storage and kitchen—300 persons; 1st floor, bank stores and loading platform—300 persons; mezzanine, luncheonette and bank—99 persons; 2nd and 3rd floors, office show room and factory—455 persons; 4th to 19th floors, inclusive, offices, showroom and factory—352 persons; 20th floor offices—176 persons; 21st floor, offices, showroom and factory—176 persons; 22nd to 40th floors, inclusive, office showroom and factory—108 persons; 41st floor, offices—108 persons; that the building is equipped with an approved standpipe system and an approved two-source sprinkler system; that there is an approved interior fire alarm system and regular monthly fire drills are maintained; that there are two interior fireproof stairs and one fire tower from roof bulkhead direct to street; and

WHEREAS, certification of occupancy 37749 issued October 23, 1950 upon completion of work under N.B. Applic. 1944 permits the present use and occupancy and contains a note that not more than 25% of the floor area may be used for manufacturing purposes, such manufacturing incidental to the conduct of a retail business but space not exceeding 5% of the total floor area may be used for other than incidental manufacturing in accordance with section 4a and section 4e of the zoning resolution; and

WHEREAS, the applicant contends that the refrigeration plant is comprised of two turbine driven centrifugal refrigeration machines each having a capacity of 1200 tons of refrigeration; that the machines use Freon-12 as refrigerant and each has a charge of 4000 lbs.; that relief devices have been provided from high to low sides, from the coolers to atmosphere and from the receivers to atmosphere; that the fire commissioner's order, Item 16, refers to the relief devices on the coolers and the receivers; that the cooler relief valves are set at 120 lbs. per square inch and the receiver relief valves are set at 175 lbs. per square inch as required by the code; that the relief devices consist in each case of a 2-inch spring loaded Cash type No. 123 relief valves in parallel; that in series with and after each relief valve there is a Black, Sivalls and Bryson 2-inch rupture disc to prevent in the event the relief valve should leak, the loss of Freon to the atmosphere; that since Freon is a high pressure refrigerant, should any one of the relief valves leak and rupture discs were not provided, it would be possible to release 4,000 lbs. of refrigerant which would be costly and extremely difficult to replace.

Resolved, that the decision of the fire commissioner, acting on Order 81436-LC, be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

Adjourned: 12:15 P.M.

JOSEPH J. DOYLE, Chief Clerk

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REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 25, 1951,
2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPLIANCE SUBMITTED FOR APPROVAL.

576-49-SA

APPLICANT—Staley Elevator Company, Inc., owner.

SUBJECT—Application for consideration—reopening for test and report as to change of metal—re Type RL-5, Elevator Sliding and Swinging Hoistway Door Interlock, previously approved.

APPEARANCES—

For Applicant: Fred N. Sollog.

ACTION OF BOARD—Application reopened for test and report as to the proposed change of metal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS.

709-44-A—Vol. II

APPLICANT—Frank Gaertner, for Starrett and Van Vleck, for Lillian Tickle, owner (Arthur Tickle Engineering Works, lessee).

SUBJECT—Appeal reopened April 17, 1951—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—26-34 Delevan street, north side, 100 ft. east of Richards street (Block 519, Lot 39), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Gaertner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (709-44-A—Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent affecting premises 36-44 Delevan street, and 57-63 Richards street, northeast corner (1st floor); (Block 519, Lot 1), Borough of Brooklyn, was granted by the Board January 30, 1945, as Vol. I, on certain conditions; and

WHEREAS, upon application of Frank Gaertner, for Starrett and Van Vleck, for Lillian Tickle, owner, Arthur Tickle Engineering Works, lessee, this appeal was reopened by vote of the Board April 17, 1951, as Vol. II to consider a new decision of the borough superintendent, affecting premises 26-34 Delevan street, north side, 100 ft. east of Richards street (Block 519, Lot 39), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent acting on Alt. Applic. 4814-50, dated February 15, 1951, reads:

"2. Provide at least two means of exit enclosed in fireproof partitions with direct egress to a street or to a yard or court leading to a street, or through a fireproof passage way to a street and otherwise complying with Sect. 270 of the Labor Law in all details.

3. Provide at least two exits from the 1st floor with outward swinging doors at least 3 ft. in width.

NOTE: These premises and the adjoining premises

were subject of action by the Board of Standards and Appeals under Cal. No. 709-44-A."

and

WHEREAS, the applicant states that the building is 2 stories, 31 ft. in height; 110 ft. by 60 ft. in area, of Class 3 construction; erected 1918, located in an unrestricted use, C area, Class 1½ height district and used and occupied since 1918 as follows: Cellar, boiler room, 1 person; 1st floor, ship repairs and conversions, machine shop and parts, 10 persons; 2nd floor, offices, 13 persons; that no change in use or occupancy is now proposed; that the building is equipped with a one source sprinkler system throughout; that there are fire hose taken off the sprinkler system in the stair halls; that the building is provided with one 3 ft. 8 in. wide concrete and steel stairs enclosed in partitions of 12 in. brick, equipped with 1 hour self-closing fireproof doors; that stair hall leads direct to street and to roof bulkhead; that in addition there is one exterior stairs at the rear northwest corner of the building extending to roof by stair and to yard by stair with egress through from its lower termination through adjoining buildings to street; that window and door openings on the course of the exterior stairs are fireproof self-closing; and

WHEREAS, Certificate of Occupancy No. 4528 issued June 16, 1919 upon completion of work under N.B. Permit 1881-18 permits the use of the building as follows: 1st story garage and carpenter shop, 2nd story, storage room; and

WHEREAS, the applicant contends that at the southeast corner of the building there is 3 ft. 8 in. wide fireproof enclosed stairway and at the southwest corner in the yard there is a 3 ft. 8 in. concrete stairway with wire mesh enclosure; that at the time of the erection of the building in 1918 the rear yard was exposed and permitted an outlet to the street; that at the present time there are four large openings in the front and rear of the building on the ground floor for truck access; that these openings are equipped with sliding doors having a wicket panel 2 ft. 3 in. by 6 ft. each; that egress from the rear stairway can be had by an opening into the boiler house to the east and through a fireproof vestibule to the building to the west, both of which buildings afford safe egress to the street; that in addition the exterior stairway has access to the roof of the building adjoining on the west; that under Vol. I under Cal. 709-44-A the Board accepted the egress from the building to the west through the building in question now before the Board; that it would constitute a hardship to be required to provide additional exit from the ground floor as it would be necessary to install another street wall opening and the Board is therefore requested to accept the two large truck entrance doors equipped with supplementary openings for access purposes; and

WHEREAS, under date of January 30, 1945 under Vol. I of this calendar number, the Board modified a decision of the borough superintendent on Alt. Applic. 2776-1944, objection 1, requiring two means of egress from each floor of No. 36-44 Delevan street and 57 to 63 Richards street, on condition that the second means of egress be as indicated on plans marked received "December 7, 1944,"; that the number of occupants be limited to the capacity of the primary means of egress and that the one source sprinkler system be maintained to the satisfaction of the fire commissioner.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 30, 1945, under Vol. I, and modify the decision of the borough superintendent, acting on Alt. Applic. 4814-50, Objections 2 and 3, dated February 15, 1951, by adding thereto:

"... that the exits from this portion of the building may be as proposed and as indicated on plans filed with this appeal, marked 'Received March 2, 1951' (3 sheets), on condition that in all other respects the resolution adopted by the Board on January 30, 1945, shall be complied with; that at all times during working hours there shall be free access from the foot of the stairway at the rear yard through the boiler shop to Delevan street; that this variance shall continue only so

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long as the second floor is occupied as proposed for non-factory occupancy."

1053-48-A—Vol. III

APPLICANT—Joseph Lau, for Duane Associates, Inc., owner.

SUBJECT—Appeal reopened April 17, 1951—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—137-141 Duane street, north side, 150 ft. 1 in. west of Church street and 62-66 Thomas street (Block 147, Lot 5), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1053-48-A—Vol. III)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 137-141 Duane street, north side, 150 ft. west of Church street and 62-66 Thomas street (Block 147, Lot 5), Borough of Manhattan was granted by the Board, as Vol. I, December 21, 1948, on certain conditions; and

WHEREAS, this appeal from a new decision of the Borough Superintendent was granted by the Board June 20, 1950, as Vol. II, on certain conditions; and

WHEREAS, an amendment of the resolution was granted January 16, 1951; and

WHEREAS, on application of Joseph Lau, for Duane Associates, Inc., owner, this appeal was reopened by a vote of the Board April 17, 1951, as Vol. III, to consider a new decision of the borough superintendent; and

WHEREAS, the decision of the borough superintendent dated March 13, 1951, acting on Amendment to Alt. Applic. 2131-48, reads:

"4. Removal of F.P.S.C. doors in the east lot line wall is not permitted as per resolution of Board of Standards and Appeals case, 1053-48-A, Vol. 2, Bulletin 26, Vol. 35, dated 6/20/50."

and

WHEREAS, the applicant states that the building is 5 stories, 75 ft. in height; 75 ft. ½ in. by 175 ft. 6 in. in area, of Class 3 construction, erected prior to 1900, located in an unrestricted use, B area Class 2½ height district, and used and occupied since 1935—cellar, storage and boiler room, 20 persons; 1st floor, stores and manufacturing, 75 persons; mezzanine, office, 2 persons; 2nd to 5th floors, inclusive, factory, office and storage, 80 persons each floor; that the building is equipped with a two source sprinkler system throughout; that there are two manual alarm boxes with central office connection; that the building is provided with two 3 ft. 8 in. wide iron interior stairs, enclosed in partitions of t.c. block plastered both sides, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant states that it is now proposed to block up the northeast horizontal openings on the 1st, 2nd, 3rd and 5th floors leading from 137 and 141 Duane street (62-66 Thomas street) to the building at No. 60 Thomas street adjoining; and

WHEREAS, the applicant contends that these two buildings were originally occupied by one tenant throughout, now the buildings are separately occupied; that the building in question is provided with an approved two source sprinkler system throughout supplied by a 20,000 gallon roof tank and

siamese connection; that the ceilings throughout are metal covered, and a fire alarm system consisting of two manual alarm boxes with ADT connections has been installed; that there are two 3 ft. 8 in. wide iron stairs enclosed in t.c. block, plastered both sides, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street; that the building in question consists of three buildings combined under Alt. Applic. 1617-1914; that the brick walls of these buildings are still in place and all openings are protected with fireproof self-closing doors on each side; that the walls divide the building into three separate fire areas thus giving all occupants safe and adequate egress; that the Board is therefore requested to permit the east lot line opening to be permanently blocked up with fireproof material on the cellar, 1st, 2nd, 3rd and 5th floors inasmuch as these openings are not required for exit.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 21, 1948 (Vol. I) as amended by resolutions adopted by the Board on June 20, 1950 and January 16, 1951 under Vol. II by adding thereto:

"that the interconnecting doors through the walls separating the building known as 62 Thomas street and 137 Duane street from the building known as 60 Thomas street may be omitted and bricked up with approved masonry, provided that in all other respects the resolutions above referred to shall be complied with, as shown on plans filed with this appeal under Vol. III, marked 'Received March 13, 1951' (5 sheets), and reaffirming the permission for the removal of the substandard fire escape on the Thomas street side of the buildings, as permitted by resolution adopted on June 20, 1950."

499-51-A

APPLICANT—William Shary and Son, for Renee Roberts, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of section 177 of the Multiple Dwelling re yards and courts.

PREMISES AFFECTED—8 East 76th street, south side, 175 ft. east of 5th avenue (cellar floor); (Block 1390, Lot 65), Borough of Manhattan.

APPEARANCES—For Applicant: William Shary and Milton Fisher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative 0

THE RESOLUTION (499-51-A)

WHEREAS, William Shary and Son, for Renee Roberts, Inc., owner, filed July 16, 1951 pursuant to Section 310 of the Multiple Dwelling Law an application for a variation of the provisions of Section 177, subdivision 3 of the Multiple Dwelling Law affecting premises 8 East 76th street south side, 175 ft. east of 5th avenue (cellar); (Block 1390 Lot 65); Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated July 10, 1951 as to Alt. Applic. 92-51, reads:

"33. Objection repeated. Reconsideration denied. 'Cellar may not be used for living purposes—yard not at least 30' 0" in depth. (Sec. 177, subd. 3, M.D.L.)"

and

WHEREAS, the applicant states that the building is 6 stories, 64 ft. in height, 25 ft. by 90 ft. ½ in. in area, class 3 construction, on a lot 25 ft. by 102 ft. 2 in. in area in a residence use, B area, class 1½ height district, erected

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1896 and used and occupied, cellar, kitchen, laundry, boiler room and storage; 1st floor, dining room, pantry, entrance hall; 2nd floor, living room and library; 3rd, 4th and 5th floors, bedrooms; total, one family dwelling throughout; proposed to be used and occupied as a class A multiple dwelling as follows: cellar, Doctor's office and one apartment; 1st floor, one two room apartment and one 1-room apartment; 2nd floor, two 1-room apartments; 3rd, 4th and 5th floors, two 2-room apartments each; that the building is equipped with a sprinkler system having one source of supply in the public hall; that there is one 3 ft. wide interior wood stairs enclosed in partitions of wood studs, lathed and plastered, equipped with wood, self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant states that Alt. Applic. 92-51 was filed and approved by the department of housing and buildings to provide two apartments on each of the 1st to 5th floors, a total of 10 apartments; the work is now in progress; that this application previously included the apartment at the rear of the cellar floor which was omitted to enable the alteration work to proceed on the upper floors; that amendment was filed June 27, 1951 to include the 2-room apartment at the rear of the cellar floor which amendment was denied with the decision of the borough superintendent herein appealed; and

WHEREAS, the applicant contends that with the exception of the specified 30 ft. yard depth, the existing conditions comply with section 177, subd. 3 of the multiple dwelling law in that the cellar floor is approximately at the level of the rear yard and this section of the cellar is adequately lighted and ventilated and habitable, having previously been used as kitchen and laundry; that windows ventilating the proposed apartment at the rear of the cellar floor open on an outer court and rear yard having a combined depth of 27 ft. 13 1/4 in. which would be considered adequate as section 172 of the multiple dwelling law specifies a rear yard of every converted dwelling to be 13 ft. deep or an outer court 3 feet or more in width, which alone or with an open space at the rear of the dwelling equals the required area of such yard; that in the present instance 25 ft. by 13 ft. or 325 sq. ft.; that the actual existing rear yard 7 ft. 13 1/4 in. by 25 ft. equals 178.6 sq. ft. which together with the area of the outer court 14 ft. by 20 ft. or 280 sq. ft. is a total of 458.6 sq. ft. or an excess of 133.6 sq. ft. over 325 sq. ft.; and

WHEREAS, the applicant further contends that compliance with the strict letter of the law to provide a rear yard 30 ft. in depth would be a practical difficulty and a prohibitive expense; that the rear yard will be landscaped affording a private garden for the tenants' exclusive use; that the egress to the street stairs is sprinklered and the apartment is served by a self service elevator which goes to cellar floor level; that the yard adjoining on the west is on the same level and is landscaped and is similarly used as a private garden for its cellar apartment; that the denial of this appeal would result in an extreme hardship for the owner.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 92-51, Objection 33, be and it hereby is modified and that the appeal be and it hereby is granted under the powers vested in the Board under Section 310 of the Multiple Dwelling Law, to permit the cellar to be arranged as proposed with one apartment, as indicated on plans filed with this appeal, marked "Received July 16, 1951" (7 sheets) and "September 12, 1951" (2 sheets), on condition that the building in all other respects shall comply with all laws, rules and regulations applicable thereto and specifically with all other requirements of the Multiple Dwelling Law and the Zoning Resolution; that the open space at the rear shall be maintained of the area and dimensions as indicated thereon and shall not be further built upon; that the yard area shall be properly drained to the satisfaction of the borough superintendent.

129-40-A

APPLICANT—Embury and Lucas, for Metropolitan Jockey Club, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the superintendent (previously granted on condition).

PREMISES AFFECTED—165-10 Baisley boulevard, south side, 480 ft. east of New York boulevard (Block 3300, Lot 2), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Louis Jensen and Alvin S. Rosen-son.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and set for hearing on October 23, 1951, 10 A.M., waiving all requirements except a new decision from the borough superintendent, which has been filed, and to permit two publications in the Bulletin.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

186-51-A

APPLICANT—Henry L. Sperling, for Gair Realty Corp., owner (Arwood Precision Casting Corp., lessee).

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—60-82 Washington street, block bounded by Flint street, York street and Front street, 1-27 Flint street, 27-37 York street and 66-76 Front street (5th floor); (Block 50, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn to comply on written request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

192-51-A

APPLICANT—Lama, Proskauer and Prober, for Minnie and Angeló Aragona, owners.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Robert E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to October 9, 1951, 2 P.M. for inspection and decision.

210-51-A

APPLICANT—Strahl and Pitsch Inc., owner (Penny and Gordon, lessee).

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—139 Front street, northeast corner of Depeyster street (Block 37, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: R. E. Fisher.

For Administration: Robert E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to October 16, 1951, 2 P.M. for further consideration after applicant has filed plans with Department of Housing and Buildings and obtained a new decision.

MINUTES

237-51-A

APPLICANT—L. E. Driver, for New York Dock Co., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—116-162 Imlay street, west side, from Commerce to Verona streets, 111-121 Commerce street and 122-132 Verona street (1st, 5th and 6th floors); (Block 515, part of Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Eweler.

For Administration: Robert E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to October 16, 1951, 2 P.M. for further consideration after applicant has filed plans of partitions with Department of Housing and Buildings and obtained new decision, which should be filed with Board.

537-51-A

APPLICANT—Bergeman and Hourwich, for New York Ambassador, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—341-361 Park avenue and 101-105 East 51st street, northeast corner and 98 East 52nd street (subcellar); (Block 1306, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Joel Dolkart.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 9, 1951, 2 P.M. at request of applicant's representative.

ZONING APPLICATIONS

1144-25-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Philip Miller, owner (Paul Polimeni and Tony Polimeni, lessees).

SUBJECT—Application for consideration—reopening and consideration of amendment—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7e and 7i of the zoning resolution, to permit in a business use district, the construction of a new accessory building on existing gasoline service station, to be used as a motor vehicle repair shop, auto washing and lubritorium, and to permit the office and sale of auto accessories; and to permit the outdoor sale and display of more than five used cars.

PREMISES AFFECTED—5335-5345 Kings Highway, east side, 472.28 ft. south of Whitty Lane (Block 7949, Lot 33), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1144-25-BZ—Vol. II)

WHEREAS, this application under section 21 of the zoning resolution to permit in a business use district the erection and maintenance of a gasoline selling station affecting premises Kings Highway, east side, 338 ft. 6 in. south of Foster avenue, Borough of Brooklyn, was granted by the Board May 4, 1926, as Vol. I, on certain conditions; and

WHEREAS, this application under sections 7c, 7e and 7i of the zoning resolution, to permit in a business use district the construction of a new accessory building on an existing gasoline service station to be used as a motor vehicle repair shop, auto washing and lubrication, to permit the office and sale of auto accessories, and to permit the outdoor sale and display of more than five used cars, affecting premises 5335 to 5345 Kings Highway, east side, 472.28 ft. south of Whitty Lane (Block 7949, Lot 33), Borough of Brooklyn, was granted by the Board June 20, 1950, as Vol. II, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 20, 1950, only so far as it has reference to the type of motor vehicle repairing, so that as amended this portion of the resolution shall read:

"... that motor vehicle repairing is herein permitted under Section 7, Subdivision i, and shall be mainly with hand tools except as proposed for body and fender work with the use of an acetylene torch as passed on by the borough superintendent under amendment to N.B. Applic. 545-50, Objection 3."

1339-27-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Harry Sweedler, owner.

SUBJECT—Application for consideration—reopening and amendment as to size of lot and building—re Application (decision of the borough superintendent) previously granted on condition under sections 7c, 7e and 7i of the zoning resolution, to permit in a business use district, the change in use from used car sales, auto laundry, lubritorium, paint shop and store to gasoline service station, auto laundry lubritorium and motor vehicle repair shop, with curb cuts and entrance more than the permitted distance from intersection.

PREMISES AFFECTED—1607-1615 Coney Island avenue and 1101-1111 Locust avenue, northeast corner (Block 6731, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative

THE RESOLUTION (1339-27-BZ—Vol. III)

WHEREAS, this application, to permit in a business use district the erection and maintenance of a gasoline service station, affecting premises 1605-1611 Coney Island avenue (Block 6731, Lot 65), Borough of Brooklyn, was denied as Vol. I, July 17, 1928; and

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium and motor vehicle repair shop; affecting premises 1607-1615 Coney Island avenue and 1101-1111 Locust avenue, northeast corner (Block 6731, Lot 65), Borough of Brooklyn was denied by the Board as Vol. I, January 27, 1948; and

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a business use district, change in use from used car sales, auto laundry, lubritorium, paint shop and store to gasoline service station, auto laundry lubritorium, and motor vehicle repair shop with curb cuts and entrance more than the permitted distance from intersection

MINUTES

intersection, was granted by the Board February 28, 1950, as Vol. III, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended March 13, 1951; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1950, under Vol. III, only so far as it has reference to the dimensions of the plot and the dimensions of the accessory building, so that as *amended* this resolution shall read:

"... that the size of the site may be reduced in size to 103 ft. 8 in. frontage on Coney Island avenue in lieu of 103 ft. 9¼ in., and to 100 ft. on Locust avenue in lieu of 103 ft. 8¼ in., and that the size of the accessory building may be reduced to 30 ft. 4 in. by 72 ft. 9 in. in place of 30 ft. 4 in. by 77 ft., all as indicated on revised plan marked 'Received September 14, 1951,' (1 sheet), on condition that in all other respects the requirements of the resolution as adopted February 28, 1950, shall be complied with (N.B. 109-45)."

212-34-BZ

APPLICANT—Lama and Proskauer, for Charles S. Martino, lessee.

SUBJECT—Application for consideration—reopening, amendment of resolution and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution for a term of five years, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1709 Neptune avenue, northwest corner of Cropsey avenue (Block 6994, Lots 104 and 99), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and term of variance extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (212-34-BZ)

WHEREAS, this application under section 21 of the zoning resolution to permit in a business use district the erection and maintenance of a gasoline service station; affecting premises 1709 Neptune avenue, northwest corner of Cropsey avenue (Block 6994, Lots 99 and 104), Borough of Brooklyn, was granted by the Board, October 30, 1934, as Vol. I, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended May 5, 1936; and

WHEREAS, the resolution was amended February 2, 1937; and

WHEREAS, this application affecting premises 1709 Neptune avenue and 2760-2770 Cropsey avenue, northwest corner Block 6994, Lots 97 and 99), Borough of Brooklyn, was amended December 12, 1939; and

WHEREAS, the term of the variance was extended September 23, 1941 and October 1, 1946; and

WHEREAS, the applicant requested a further extension of the term of the variance and a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 30, 1934, thereafter *amended* by resolutions adopted through October 1, 1946, with reference to extension of the term of the

variance and as to additional tanks so that as *amended* these portions of the resolution shall read:

"... *Granted* under Section 7, Subdivision f, for a term of ten (10) years from the date of this resolution, to permit the site to be occupied as a gasoline service station, on condition, and that other than as herein *amended* the provisions of the resolution as adopted December 12, 1939, shall be complied with in all other respects except ... that four (4) additional 550 gallon gasoline storage tanks may be installed in addition to the present four (4) such tanks now on the premises; that such tanks shall be installed adjacent to the existing tanks; that a new certificate of occupancy shall be obtained (Misc. Applic. 2535-39)."

438-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Fannie Wolf, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7f of the zoning resolution, for a term of five years, permitting in a business use district, the erection and maintenance of a gasoline service station on part of a plot now used as lubritorium, auto laundry and store.

PREMISES AFFECTED—4312-4316 Church avenue, south side, 60 ft. west of Troy avenue (Block 4897, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (438-39-BZ—Vol. III)

WHEREAS, this application, under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station affecting premises 4312-4316 Church avenue, south side, 60 ft. west of Troy avenue (Block 4897, Lot 7), Borough of Brooklyn, was withdrawn as Vol. I, June 11, 1940; and

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station on part of a plot now used as a lubritorium, auto laundry and store was granted by the Board July 15, 1941, as Vol. II, on certain conditions; and

WHEREAS, the resolution was amended again March 10, 1942; and

WHEREAS, the term of variance was extended September 24, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1941, as thereafter *amended* by resolutions adopted through September 24, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *Granted* under section 7, subdivision f, for a term of ten (10) years from the date of this *amended* resolution, to permit ... and that other than as herein *amended* the requirements of the resolution adopted July 15, 1941, as *amended* through September 24, 1946, shall be complied with and a new certificate of occupancy shall be obtained (Misc. 1125-39)."

MINUTES

355-45-BZ

APPLICANT—Charles M. Spindler, for Ben H. Sanders and Henry A. Doten, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution for a term of five years, to permit in a business use district, the change in occupancy of a portion of the building from auto laundry to motor vehicle repair shop.

PREMISES AFFECTED—50-24 Queens boulevard, south side, 193.20 ft. east of 50th street (Block 2283, Lot 43), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (355-45-BZ)

WHEREAS, this application under section 7i of the zoning resolution, to permit in a business use district, the change of occupancy of a portion of the building from auto laundry to motor vehicle repair shop affecting premises 50-24 Queens boulevard, south side, 193.20 ft. east of 50th street (Block 2283, Lot 43), Woodside, Borough of Queens, was granted by the Board September 17, 1946, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 17, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

“... granted under section 7, subdivision i, for a term of five (5) years from the date of this amended resolution, to permit the portion of the accessory building to be occupied for motor vehicle repairing on condition... that other than as herein amended, the resolution as adopted on September 17, 1946, shall be complied with in all respects; that a new certificate of occupancy shall be obtained (Alt. Applic. 321-45).”

223-46-BZ

APPLICANT—Irrera and Luongo, for Fred C. and Augusta Dick, owners. (Steinway Lumber Co., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition under section 7e of the zoning resolution, permitting in a business use district, the use of power driven saws, for a term of two years.

PREMISES AFFECTED—40-16 31st avenue, south side, 25 ft. west of 41st street (Block 678, Lot 44), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (223-46-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a business use district the use of power driven saws, affecting premises 40-16 31st avenue south side, 25 ft. west of 41st street (Block 678, Lot 44), Long Island City, Borough of Queens, was granted by the Board June 17, 1947, on certain conditions; and

WHEREAS, the term of variance was extended November 15, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 17, 1947, as thereafter amended by resolution adopted November 15, 1949, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

“... granted under section 7, subdivision e for a term of two (2) years from the date of this amended resolution on condition...; that other than as herein amended, the resolution adopted on June 17, 1947, shall be complied with in all respects, and that a new certificate of occupancy shall be obtained (Alt. Applic. 964-45).”

569-46-BZ

APPLICANT—Harry and Harriet Weiner, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution for a term of five years, permitting a residence use district, the change in occupancy from a public garage to storage warehouse and office.

PREMISES AFFECTED—49-10 47th avenue, south side, 30 ft. east of 49th street (Block 2287, Lot 28), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Matthew W. Del Gaudio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (569-46-BZ)

WHEREAS, this application, under section 7e of the zoning resolution, permitting in a residence use district, for a term of five years, the change in occupancy from a public garage to storage warehouse and office, affecting premises 49-10 47th avenue, south side, 30 ft. east of 49th street (Block 2287, Lot 28), Woodside, Borough of Queens, was granted by the Board on September 17, 1946, on certain conditions; and

WHEREAS, the resolution was amended April 8, 1949; and

WHEREAS, the applicant requested extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 17, 1946, by adding thereto:

“... that the term of this variance may be extended for a term of five (5) years under Section 7, subdivision e, to permit the occupancy as a paper storage warehouse and offices by a jobber of paper and two Spiro-Wallach Company, Inc., new tenant; on condition that the requirements of the resolution as adopted by the Board on September 17, 1946, shall be complied with in all other respects and that a new certificate of occupancy shall be obtained (Alt. Applic. 2056-46).”

MINUTES

BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leon D. De Matteis, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry and office.

PLACES AFFECTED—2259-2287 Flatbush avenue, 4801-4805 Fillmore avenue, northeast corner 1857-1859 East 48th street and 1874-1892 East 49th street (Block 8488, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (877-46-BZ—Vol. II)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry and office (previously denied, as Vol. I, under section 7f and 21, a gasoline service station, lubritorium, auto laundry, garage and office), affecting premises 2259 to 2287 Flatbush avenue, 4801 to 4803 Fillmore avenue, northeast corner, 1857-1859 East 48th street and 1874 to 1892 East 49th street (Block 8488, Lot 1), Borough of Brooklyn, was granted by the Board May 1, 1951, as Vol. II, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 1, 1951, by adding thereto:

"... that in addition to the pumps, as hereinbefore permitted, two additional pumps may be located as indicated on revised plan marked 'Received September 7, 1951,' making a total of six (6) pump locations on condition that in all other respects the resolution as adopted by the Board on May 1, 1951, shall be complied with (N.B. 1023-50)."

49-BZ

APPLICANT—Norman L. Adolf, for Harry Kolinsky, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a business building; (stores), using more than the area permitted and without the required rear yard.

PLACES AFFECTED—188-15 Linden boulevard, north side, 140 ft. east of Mexico street (Block 10381, Lot 74), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Stanton Karnbad.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (859-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required rear yard, affecting premises 188-15 Linden boulevard, north side, 140 ft. east of Mexico street (Block 10381, Lot 74), St. Albans, Borough of Queens was granted by the Board April 11, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 11, 1950, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that work was fully completed as of September 1, 1951, and that additional time is required to obtain a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this amended resolution (N.B. 5898-49)."

455-50-BZ

APPLICANT—Michael Alfano, for 2200 Boston Road Corp., owner (Milton Herzig, doing business as Dales Service Station, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station, lubritorium and salesroom.

PLACES AFFECTED—2200 Boston road, 695 Pelham Parkway North and 2201 White Plains road, west side from Pelham Parkway North to Boston road (Block 4339, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Abe Zeidberg and Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (455-50-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, lubritorium and sales room, affecting premises 2200 Boston road, 695 Pelham parkway north, and 2201 White Plains road, west side from Pelham parkway north to Boston road (Block 4339, Lot 1), Borough of The Bronx was granted by the Board March 6, 1951, on certain conditions; and

WHEREAS, plans were approved as being in substantial compliance with the requirements of the Board's resolution May 8, 1951; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 6, 1951, as amended by resolution adopted May 8, 1951, as to approval of plans by adding thereto:

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MINUTES

"... that there may be installed four (4) additional new tanks, making a total of ten (10) such tanks, and two additional gasoline pumps located toward the southerly portion of the premises, all as indicated on revised plan marked "Received September 24, 1951; that the other four pumps may be located as thereon shown; on condition that in all other respects the resolutions above referred to shall be complied with (N.B. 44-50)."

280-51-BZ

APPLICANT—Joseph B. Klein, for Holldale Property Corp., owner.

SUBJECT—Application for consideration—reopening and consideration of working drawings—re Application (decision of the borough superintendent) previously granted on condition under section 7e, 7f, 7i and 7h of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, laundry, lubricatorium, sale of auto accessories, motor vehicle repairs and office, and the parking of more than five motor vehicles waiting to be serviced; and to permit the erection and maintenance of seventy one-car garages.

PREMISES AFFECTED—2030 Bronxdale avenue, northwest corner of Antin place (Block 4285, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Klein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and working drawings approved.

THE VOTE TO REOPEN AND APPROVE WORKING DRAWINGS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (280.51-BZ)

WHEREAS, this application under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, sale of auto accessories, motor vehicle repairs and office, and the parking of more than five motor vehicles waiting to be serviced; and to permit the erection and maintenance of 70 one-car garages, affecting premises 2030 Bronxdale avenue, northwest corner

of Antin place (Block 4285, Lot 1), Borough of The Bronx, was granted by the Board July 10, 1951, on certain conditions; and

WHEREAS, the applicant requested approval of plans submitted as being in substantial compliance with the provisions of the Board's resolution.

Resolved, that the Board of Standards and Appeals hereby approve working drawings marked "Received September 11, 1951," (5 sheets), as in substantial compliance with the resolution as adopted by the Board on July 10, 1951, in accordance with plans marked "Received May 20, 1951," (instead of May 20, 1951, as therein stated) to permit the minor change in the arrangement of the buildings as shown on such working drawings, on condition that in all other respects the resolutions as adopted by the Board July 10, 1951, shall be complied with (N.B. 181-51).

872-39-BZ—Vol. V

APPLICANT—Herman Kron, for L. B. Oil Company, owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution to permit in a business use district, the erection of an office, lubricatorium and auto laundry on an existing gasoline service station.

PREMISES AFFECTED—7001-7019 Bay parkway, east corner of West 10th street and 1-21 Avenue (Block 6574, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Kron.

For Administration: Samuel L. Becker, Department of Housing and Buildings.

ACTION OF BOARD—Application reopened as per subject to the regular procedure, to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

(The remaining minutes of the meeting of Tuesday afternoon, September 25, 1951, will be printed in the Bulletin of October 9, 1951).

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

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DIRECTORY

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TELEPHONE—WHitehall 3-3600

OFFICE HOURS FOR PUBLIC— 9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

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Remaining minutes will be printed in the Bulletin of
October 16, 1951.)

Section Affecting Calendar Number 483-50-BZ.

COURT DECISION

Matter of Kent Stores, Inc. (Murdock)—On December 21, 1948, the Board denied an appeal from a decision of the borough superintendent, who held that if dry cleaning is being carried on at these locations, it is not considered to be dry cleaning within the meaning of the Zoning Resolution and is not a violation of Article 2, Section 4a, Subdivision 11 of the Zoning Resolution as the fluid used is not a volatile inflammable oil. The Board deemed that there was no evidence submitted which the Board could consider conclusive that the fluid used, if above 100° F. flashpoint, and the machine and equipment used, are noxious or offensive by reason of the emission of odor, smoke, dust, gas or noise; premises 4822 Fort Hamilton Parkway, W.S., 20 ft. 6 in. north of 49th St., Borough of Brooklyn; Cal. No. 165-47-A.

Court proceedings were instituted by attorney for petitioner, seeking a review of the Board's denial of appeal.

At Special Term, Part I, of the Supreme Court, Mr. Justice Beldock, sustained the Board. Copy of said decision appears in Board's Bulletin of March 28, 1950.

Upon further review by the Appellate Division, the court stated, in part, as follows:

"... The principal purpose of the application before the Board of Standards and Appeals and of this proceeding to review the Board's determination is to obtain an opinion which would be essentially of an advisory nature. Neither the Board nor the courts have jurisdiction to entertain any such application or proceeding. . . ."

The Opinion was written by Chief Justice Nolan and concurred in by the other Justices, and Mr. Justice Adel, in concurring, stated:

"... that there is no evidence in the record that the single store premises, to which the proceeding is limited, are being used in violation of the Zoning Resolution, however, interpreted."

(N.Y. Law Journal, June 5, 1951, page 2079).

Appellant has filed Motion for leave to appeal to the Court of Appeals.

Motion by petitioner for leave to appeal to the Court of Appeals was denied. (N.Y.L.J., October 8, 1951, page 771).

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALENDAR

DOCKET

New Cases filed up to October 3, 1951.

Cal. No. Dept. Premises Affected

616-51-BZ—H.B.M.—849-853 1st avenue, west side, 550.3 ft. north of East 49th street (Block 1340, Lots 25 to 27 inclusive), Borough of Manhattan, Alt. 1167-51.

617-51-A—F.D.—City Hall Building, City Hall Park (Block 122, Lot 1), Borough of Manhattan, Decision re Order No. 29 Ref. 16.

618-51-BZ—H.B.B.—241 Utica avenue, east side, 40 ft. 4¼ in. south of St. Johns place (Block 1385, Lot 10), Borough of Brooklyn, Amendment to Alt. 5479-46.

619-51-A—H.B.Q.—61-43 Borden avenue, north side, 138.19 ft. west of 64th street (attic floor); (Block 2366, Lot 51), Maspeth, Borough of Queens, Alt. 1866-50.

620-51-SA—York-Heat and Yorktowne Oil Burners (gun type), Models CHB-7, CPB-7, C7PB-1, C7PB-2, C7LB7, CS, C-5, CU-5, C-7, CU-7, C7-67, CE-CM, CU-67, N-1, NE-1, NM-1, N-2, NE-2, N-3, N-38, NU-1, NE-3, NM-3, T-4, T-5, LC-9, and LCE-9, manufactured by York-Shipley, Inc., Appliance.

621-51-A—M&A—627 Smith street, east side, from Hal-leck to Segourney streets (Block 493, Lot 1), Borough of Brooklyn, Decision.

622-51-SM—Foxwood One Hour Fire Door Assembly (opening protective assembly), manufactured by Fox Bros. Manufacturing Co., Inc., Material.

623-51-SA—Hudson Indirect Gas Heated Oven for temperatures up to 300° F., Model 1100 Series, manufactured by Hudson Gas Appliances, Inc., Appliance.

624-51-SA—Hudson Indirect Gas Heated Oven for temperatures up to 300° F., Model 1200 Series, manufactured by Hudson Gas Appliances, Inc., Appliance.

625-51-SA—Hudson Direct Gas Heated Oven for temperatures up to 600° F., Model 1300 Series, manufactured by Hudson Gas Appliances, Inc., Appliance.

626-51-BZ—H.B.M.—171 Spring street, north side, 70 ft. 2 in. east of Thompson street (Block 502, Lot 41), Borough of Manhattan, Amendment to Alt. 1676-45.

627-51-BZ—H.B.B.—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (Block 6341, Lot 30), Borough of Brooklyn, N.B. 1070-51.

628-51-A—H.B.B.—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (mezzanine); (Block 6341, Lot 30), Borough of Brooklyn, N.B. 1070-51.

629-51-BZ—H.B.Q.—53-11 to 53-19 Queens boulevard and 43-32 to 43-40 54th street, northwest corner (Block

1322, Lot 39), Woodside, Borough of Queens, Alt. 1550-51.

630-51-A—H.B.Q.—148-38 58th road, south side, 134 ft. west of 150th street (rear yard driveway); (Block 6423, Lot 58), Flushing, Borough of Queens, N.B. 1484-50.

631-51-A—H.B.M.—162-164 West 48th street, south side, 140 ft. east of 7th avenue (2nd, 3rd and 4th floors) (Block 1000, Lots 58 and 158), Borough of Manhattan, Amendment to Alt. 977-51.

632-51-A—H.B.M.—300 Park avenue, west side, from East 49th to East 50th streets (4th, 7th, 8th, 9th, 11th and 13th floors); (Block 1285, Lot 36), Borough of Manhattan, Amendment to Alt. 687-51.

633-51-BZ—H.B.Bx.—5200 Sycamore avenue, north side, 218 ft. west of Independence avenue (Block 3424, Lot 359), Borough of The Bronx, Amendment to Alt. 396-51.

634-51-SM—D. P. Steel Cross Bridging (steel cross bridging replacing wood bridging between floor beams) manufactured by D. P. Metal Products, Inc., Material.

635-51-A—H.B.B.—170 Lombardy street, southwest corner of Varick avenue (Block 2837, Lot 1), Borough of Brooklyn, N.B. 1025-51.

636-51-BZ—H.B.Q.—114-05 Atlantic avenue, north side, 25.025 ft. east of 114th street (Block 9324, Lot 37), Richmond Hill, Borough of Queens, N.B. 3952-51.

637-51-BZ—H.B.Q.—85-27 65th road, north side, 3 ft. west of Fitchett street (Block 3137, Lot 23), Forest Hills, Borough of Queens, Alt. 656-51.

638-51-SM—Signal Flameproofers (fire retardant protection for fabrics), manufactured by Signal Chemical Co., Material.

639-51-A—H.B.Q.—85-66 115th street, southwest corner of Myrtle avenue (1st floor); (Block 9222, Lot 14), Richmond Hill, Borough of Queens, Alt. 1914-51.

640-51-BZ—H.B.B.—2914-2922 West 28th street, south side, 100 ft. south of Mermaid avenue (Block 7052, Lot 14), Borough of Brooklyn, Alt. 2515-51.

641-51-A—H.B.B.—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue (1st and 2nd floors) (Block 1220, Lot 63), Borough of Brooklyn, Amendment to Alt. 2068-51.

642-51-A—H.B.B.—1064-1066 DeKalb avenue, south side, 200 ft. west of Reid avenue and 563-567 Kosciuszko (Block 1603, Lot 27), Borough of Brooklyn, Alt. 217-51.

643-51-A—H.B.B.—342 Flushing avenue and 24-30 34th place, southwest corner (Block 1881, Lot 35), Borough of Brooklyn, Alt. 4681-50.

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644-51-SA—Cofar Concrete Floor and Roof Construction using Cofar combined form and reinforcement), manufactured by Granco Steel Products Co., Appliance.

545-51-A—H.B.Q.—159-21 90th avenue, north side, 175 ft. east of Parsons boulevard (Block 9758, Lot 53), Jamaica, Borough of Queens, Alt. 1933-51.

Restored to Docket

92-39-SM—Kohler K-9251 Float Valve with Vacuum Breaker (reopened re test and report as to amended construction), manufactured by Kohler Co., Inc., Material.

002-40-BZ—Vol. II—H.B.Bx.—1546-1548 and 1550-1552 Jerome avenue, east side, 241.79 ft. south of East Mt. Eden avenue (Block 2846, Lot 21—formerly Lots 23, 24 and 25 part of Lots 22 and 26), Borough of The Bronx, Alts. 456 and 457-51.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Extended Cements, Rules for Test-	
ing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved	
form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for	
Manufacture, Testing and Use	
of	Apr. 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Excavation, Alteration, Repair, Ex-	
cavation for and Demolition of	
Buildings	July 31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Interior Veneering Materials, Rules	
on	Sept. 10, 1946—Vol. 31, No. 37
Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Alarm Rules (Interior)	Mar. 13, 1951—Vol. 36, No. 11A
Drill Rules	July 24, 1951—Vol. 36, No. 30
Resistive, Flameproof Materi-	
als, etc., Rules for Testing of....	Mar. 13, 1951—Vol. 36, No. 11
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Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
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Rules	Feb. 27, 1951—Vol. 36, No. 9A
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ulating Fibre Board Rules	Oct. 25, 1949—Vol. 34, No. 43A
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and C Refrigerating Systems....	Feb. 11, 1947—Vol. 32, No. 6
Burner Rules	July 24, 1951—Vol. 36, No. 30A
Protective Assemblies,	
Rules for Inspection of	Sept. 18, 1951—Vol. 36, No. 38
Working and Storage of Motor Vehi-	
cles—Rules of Commissioner of	
Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Working Rules	Aug. 3, 1937—Vol. 22, No. 31
Working Rules (Submerged Inlets;	
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nishes Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Painter, Rules	June 29, 1937—Vol. 22, No. 26
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Structural Alterations, Reporting....	June 7, 1932—Vol. 17, No. 23
Glass Rules (Amendment to	
Rule 505 of Industrial Code)....	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System. Chap. 19....Mar. 27, 1951—Vol. 36, No. 13A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 9, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 9, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

731-46-BZ—Reopened June 26, 1951 for consideration as to extension of term of variance— re Application of Lama, Proskauer and Prober, applicants on behalf of F. Franklin Perrine, owner, under section 7e of the zoning resolution, to permit in a residence use district for a term of years, the change in occupancy from a public garage to factory; premises 35-38 to 35-44 30th street, west side, 143 ft. north of 36th avenue and 35-37 to 35-43 29th street (Block 341, part of Lot 6), Long Island City, Borough of Queens.

835-47-BZ—Reopened May 2, 1950 as Volume II—Application, April 21, 1950, under sections 7i, 7e and 7A of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of E. Koepfel, Inc., owner, to permit in a residence and business use district, the parking of cars on roof of existing structure with a business driveway crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection; premises 162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

366-51-A—162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

313-51-BZ—Application, May 2, 1951, under section 7e of the zoning resolution, of Carroll Blake, applicant, on behalf of Mary Molina, owner, to permit in a residence and business use district, the installation of power saws in existing lumber storage building, to be used as a wood cabinet making shop for a term of twenty years; premises 2898-2902 Nostrand avenue, west side, 540 ft. north of Avenue P (Block 7690, Lot 73), Borough of Brooklyn.

352-51-BZ—Application, May 17, 1951, under section 7h of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of T. Victor Searing, owner, to permit in the residence use district portion of lot, the extension of existing parking and storage of more than five motor vehicles in the retail use district, for a term of years; premises 179-43 to 179-51 Hillside avenue and 87-26 Midland parkway, northwest corner (Block 9937, Lot 42), Jamaica, Borough of Queens.

358-51-BZ—Application, May 24, 1951, under section 7h of the zoning resolution of William A. Giesen, applicant, on behalf of Heiss and Wegmann Inc., owner, to permit in a residence use district, the parking and storage of owner's motor vehicles, and motor vehicles being repaired, no fee to be charged, for a term of five years; premises 284 East 136th street, south side, 125 ft. east of Lincoln avenue (Block 2311, Lot 10), Borough of The Bronx.

462-51-BZ—Application, June 19, 1951, under section 7d of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of estate of Katherine W. Kean, owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from resident to lecture rooms, library, offices and caretaker's apartment; premises 117-119 East 69th

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street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

463-51-A—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

337-51-BZ—Application, May 9, 1951, under sections 7f and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Joseph DeRoss, owner, to permit in a business and residence use district, the change in occupancy from parking and storage of more than five motor vehicles, to storage garage for more than five motor vehicles, motor vehicle repairs, car washing, lubrication and office; premises 3315-3323 Tilden avenue and 390-400 East 34th street, northwest corner (Block 4904, Lots 38, 39 and 40), Borough of Brooklyn.

492-51-BZ—Application, July 11, 1951, under sections 7a and 7c of the zoning resolution of Howard H. Snyder, applicant, on behalf of 768 Corporation, owner, to permit in a residence use district, the enlarging of existing stores within the building by removing existing partitions of living quarters at rear of stores; premises 62 East End avenue, west side, 25 ft. 11 in. north of East 82nd street (Block 1579, Lot 24), Borough of Manhattan.

493-51-BZ—Application, July 11, 1951, under sections 7a and 7c of the zoning resolution of Howard H. Snyder, applicant, on behalf of 768 Corporation, owner, to permit in a residence use district, the enlarging of existing store within the building by removing the existing partitions of living quarters at rear of stores; premises 64 East End avenue, west side, 51 ft. 4½ in. north of East 82nd street (Block 1579, Lot 25), Borough of Manhattan.

541-51-BZ—Application, August 2, 1951, under sections 7a and 7c of the zoning resolution of Goldwater and Flynn, applicants, on behalf of ABC Television Company, Inc., owner, to permit in a residence and business use district, the change in occupancy from garage for more than five motor vehicles and showroom, to commercial uses (stores, offices, storage, paint and carpentry shops and garage for five cars); premises 2040-2052 Broadway northeast corner of West 70th street (Block 1142, Lot 1), Borough of Manhattan.

464-49-BZ—Reopened September 18, 1951—for consideration of amended plans—re Application of A. L. Andujar, applicant on behalf of The Texas Co., owner, under sections 7f and 7i of the zoning resolution, to permit upon the business portion of the plot located partly in a business and partly in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs and office; premises 57-07 to 57-17 Queens boulevard, 44-02 to 44-12 58th street, northwest corner (Block 1330, Lot 34), Woodside, Borough of Queens.

39-37-BZ—Reopened April 17, 1951 as Volume IV—Application, March 19, 1951, under section 7c of the zoning resolution of Ribelle V. Perotto, for H. R. Schwartz, Arnold Schwartz, Henry L. Schwartz, B. D. Schwartz and I. W. Schwartz owners (doing business as United Service Stations), to permit in a business use district, the extension in use of gasoline service station, brake testing station, and the parking and storage of more than five motor vehicles; to include area now used for the parking and storage of more than five motor vehicles, to be used as a gasoline service station, auto laundry, lubricatorium, and brake-testing, and to permit the installation of four additional gasoline storage tanks and four additional dispensing pumps; premises 619-641 Coney Island avenue, east side, from Mathews place to Slocum place, 2-8 Mathews place and 1-5 Slocum place (Block 5141, Lots 53 and 74), Borough of Brooklyn.

617-40-BZ—Reopened July 24, 1951 as Volume II—Application, July 18, 1951, under section 7e of the zoning resolution of Dominick Salvati & Son, for Garfield Park

Postal Building Corp., owner, to permit in a residence use district, the erection and maintenance of a United States Post Office (Finance station); premises 1623-1625 East 17th street, east side, 100 ft. south of Avenue P (Block 6780, Lot 77), Borough of Brooklyn.

226-41-BZ—Reopened July 24, 1951 as Volume II—Application, July 18, 1951, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, for Joseph T. Donohue, owner, to permit in a residence use, B area district, the extension of one story altered building, for use as a store, using more than the area permitted; premises 60-62 East 86th street, south side, 134 ft. 5½ in. east of Madison avenue (Block 1497, Lots 48 and 48½), Borough of Manhattan.

90-42-BZ—Reopened July 24, 1951 as Volume II—Application, June 28, 1951, under sections 7f, 7i and 7h of the zoning resolution of Henry George Greene, for Abraham Rubinstein, owner, to permit in a business district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises West side of Edward L. Grant Highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx.

413-49-BZ—Reopened June 19, 1951 as Volume II—Application, June 19, 1951, under section 7c of the zoning resolution of Schuman and Lichenstein, for 119-20 Corporation, owner (Rogers Drug Co., lessee), to permit in a residence and local retail use district, the extension of existing building for loading area with an entrance through residence use portion of plot; premises 119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), Jamaica Borough of Queens.

460-51-BZ—Application, June 21, 1951, under sections 7f, 7i and 7h of the zoning resolution, of Henry George Greene, for Jerry I. Kaufman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, sale of accessories, lubricatorium, car washing, motor vehicle repairs, and office; and to permit the parking and storage of more than five motor vehicles; premises Northwest corner East 162nd street and Park avenue, also northeast corner East 162nd street and Teller avenue (Block 2422, Lot 59), Borough of The Bronx.

282-49-A—Vol. II—60 Broadway, southeast corner of Wythe avenue (2nd floor, Gretsck Building No. 4) (Block 2130, Lot 5), Borough of Brooklyn.

277-51-A—120 Wooster street, east side, 75 ft. south of Prince street (2nd floor); (Block 500, Lots 11 and 13) Borough of Manhattan.

322-51-A—45-10 94th street, west side, 100 ft. north of Corona avenue (basement); (Block 1600, Lots 61, 62 and 104), Elmhurst, Borough of Queens.

465-51-A—4902-4924 2nd avenue, west side, from 49th to 50th streets, 102-170 49th street and 111-169 50th street (1st floor); (Block 780, Lot 1), Borough of Brooklyn.

324-51-A—101-111 (103 displayed) 50th street, northeast corner of 1st avenue (Block 780, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 9, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 9, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

490-46-SA—Bryant Gas Fired Unit Heaters—Models 85 and 85C.

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471-50-SA—Vic Special Per Dry Cleaning Machine—Model 32.

548-50-SA—Youngstown Kitchens Automatic Electric Dish Washer—Model B-48-D.

355-51-SM—World Concrete Filled Steel Columns; 3½" x 4"—Lightweight and 3½"; 4" and 5" and 5½" Heavy Weight.

578-49-SA—Clow Gas-Fired Unit Heaters—Model Nos. 135-100-135-170-210 and 170G.

50-48-SA—Vol. II—Shafconaie Hanging Oil Fired Unit Heaters—Models 10A, 20A, 30A and 40A (previously approved re Shafco Hanging Oil Fired Unit Heater); (reopened April 3, 1951 re amendment of resolution as to change of Model number designation and as to change of owner-manufacturer).

56-50-SM—United States Gypsum Trussteel Stud.

90-49-SM—United States Gypsum Company's Brace-rite Lathing System.

01-51-SM—Siegel Spark Arrester and Dust Collector.

40-51-A—618 Lexington avenue, west side; 20 ft. 10¾ ft. north of East 53rd street (5th floor); (Block 1308, Lot 4½), Borough of Manhattan.

37-51-A—341-361 Park avenue and 101-105 East 51st street, northeast corner and 98 East 52nd street (sub-bellar); (Block 1306, Lot 1), Borough of Manhattan.

92-51-A—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield Gardens, Borough of Queens.

97-51-A—52 West 46th street, south side, 270 ft. east of 6th avenue (Block 1261, Lot 63), Borough of Manhattan.

92-51-A—242-244 William street, northeast corner of Duane street and 14 New Chambers street (5th, 6th floors and 6th floor mezzanine); (Block 119, Lot 12), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 16, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 16, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

8-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit in local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubritorium and accessory sales; premises 3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

1-51-BZ—Application, March 28, 1951, under sections 7e and 7i of the zoning resolution, of Lama, Proskauer & Ober, applicants, on behalf of Benjamin C. Nevin, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and storage, motor vehicle repairs and office; premises 146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.

1-51-BZ—Application, February 2, 1951, under sections 7e and 7i of the zoning resolution, of Samuel Juster, applicant, on behalf of David D. Cantor, owner, to permit in

a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, accessories, motor vehicle repairs and office for a term of fifteen years; premises 1585-1611 Ralph avenue and 6001-6005 Farragut road, northeast corner and 512-534 East 78th street (Block 7956, Lot 1), Borough of Brooklyn.

1051-21-BZ—Reopened June 5, 1951 as Volume II—Application, May 21, 1951, under sections 7c, 7e and 7f of the zoning resolution of Anthony T. Nappi, for Mary Nappi, owner, to permit in a residence and business use district, the additional use of a gasoline service station, auto washing, lubrication, sale of auto accessories and office; and the parking of motor vehicles waiting to be serviced—to existing garage for more than five motor vehicles and motor vehicle repair shop; premises 1820-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

296-32-BZ—Reopened July 17, 1951 as Volume IV—Application, November 15, 1950, under sections 7e, 7f and 7A of the zoning resolution of Paul Friedman, for Kings Bay Realty Corporation, owner (Irving Saltz and Edmund Papano, lessees); (conditional vendee; Regal Properties, Inc.), to permit in the business use district portion of a plot partly in a residence use district, and partly in a business use district, for a term of ten years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sale of accessories with curb cuts and sign more than the permitted distance from the intersection; premises 115-123 Kings Highway, and 1626-1640 Stillwell avenue, northwest corner (Block 6253, Lot 21), Borough of Brooklyn.

436-37-BZ—Reopened July 17, 1951 as Volume II—Application, June 21, 1951, under sections 7f and 7h of the zoning resolution of Henry George Greene, for Amp Auto Service, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing lubritorium, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt portion of plot; premises 239-255 East 3rd street, north side, 90 ft. west of Avenue C, 292-298 East 4th street, south side, 90 ft. west of Avenue C (Block 386, Lots 32 and 33), Borough of Manhattan.

394-51-BZ—Application, May 29, 1951, under sections 7f and 7i of the zoning resolution of Henry George Greene, for the Houston Theatre Corporation, owner, to permit in a business use district, the change in use of cellar to garage for more than five motor vehicles, and the change in use of first floor to garage for more than five motor vehicles, gasoline service station, lubritorium and motor vehicle repair shop; premises 111-117 East Houston street and 229 Chrystie street, southwest corner (Block 427, Lot 27), Borough of Manhattan.

356-50-A—193 Melrose street, north side, 151 ft. west of Central avenue (building 13); (Block 3156, Lots 203 and 207), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 16, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 16, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

210-51-A—139 Front street, northeast corner of Depeyster street (Block 37, Lot 29), Borough of Manhattan.

237-51-A—116-162 Imlay street, west side, from Commerce to Verona streets, 111-121 Commerce street and

CALENDAR

122-132 Verona street (1st, 5th and 6th floors); (Block 515, part of Lot 61), Borough of Brooklyn.

262-51-A—46 Park avenue, west side, 78 ft. 6 in. north East 36th street (Block 866, Lot 39), Borough of Manhattan.

600-51-A—305 Beach 87th street, west side, 27.72 ft. north of Freeway (Block 572, Lot 18), Rockaway Beach, Borough of Queens.

402-41-A—Vol. III—2892 Valentine avenue, east side, 380 ft. north of East 198th street (Block 3302, Lots 23, 24, 25), Borough of The Bronx.

419-51-A—504-510 East 14th street, south side, 96 ft. east of Avenue A (Block 407, Lot 10), Borough of Manhattan.

630-51-A—148-38 58th road, south side, 134.56 ft. west of 150th street (rear yard driveway); (Block 6423, Lot 58), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 23, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 23, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

354-45-BZ—Vol. II—Reopened September 18, 1951—for consideration as to new proposal—re Application of Lama, Proskauer and Prober, applicants, on behalf of L. and R. Realty Co., Inc., owner, under section 7c of the zoning resolution, to permit partly in a business use and partly in a residence use district, the proposed change in occupancy from public garage, office and gas station to factory use, using more than the permitted area for manufacturing use; premises 341-347 Reid avenue and 63-79 Marion street, northeast corner (Block 1692, Lot 1), Borough of Brooklyn.

16-36-BZ—Vol. II—Reopened September 18, 1951—for consideration as to amendment re additional storage tanks—re Application of Frederick A. Ketcher, applicant on behalf of Kesbec, Inc., owner, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station (previously denied under sections 7f and 21), motor vehicle repair shop, auto washing, lubricatorium, office and sale of accessories, for a term of fifteen years; premises north side of Westchester avenue, northwest corner of White Plains road and northeast corner of Leland avenue (Block 3880, Lots 1, 2, 3, 4 and 5), Borough of The Bronx.

626-41-BZ—Reopened September 25, 1951 for consideration as to extension of term of variance—re Application of Embury and Lucas, applicants, on behalf of Metropolitan Jockey Club, owner, under section 7h of the zoning resolution, to permit in a residence use district, for a term of years, the transient parking within the residential area as an extension to the permissive parking in the business area; premises 165-10 Baisley boulevard, southeast corner of New York boulevard (Block 3300, Lot 2), Jamaica, Borough of Queens.

1029-40-A—165-10 Baisley boulevard, south side, 480 ft. east of New York boulevard (Block 3300, Lot 2), Jamaica, Borough of Queens.

446-50-BZ—Reopened and restored to docket, September 25, 1951—re Application of Herbert H. Widder, applicant, on behalf of Mary Kulwicz, owner, under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a two-family dwelling nearer to the street line permitted; premises 150-05 84th road, northeast corner of 150th street (Block 9750, Lot 29), Jamaica, Borough of Queens.

204-24-BZ—Reopened February 27, 1951 as Volume III—Application, February 2, 1951, under section 7e of the zoning resolution of Lama, Proskauer and Prober, for Michael DeLaurenzo, owner (Sunrise Waste Material Co., Lessee), to permit in a residence use district, the extension in use of building for a period of two years (change of occupancy from garage for more than five motor vehicles to a junk shop previously granted by the Board—expires November 21, 1955), and to permit a loading platform on adjoining lot to be used in conjunction with junk shop; premises 475-479 Hemlock street, east side, 129 ft. 7½ in. south of Liberty avenue (Block 4200, Lots 8 and 9), Borough of Brooklyn.

109-34-BZ—Reopened February 14, 1951 as Volume II—Application, January 30, 1951, under section 7i of the zoning resolution of Morton S. Cahn, for Louis Feirstein, owner, to permit in a business use district, the addition of motor vehicle repairing to existing gasoline service station, sales and auto accessories, greasing, auto laundry, and office; and the parking for ten cars; premises 64-40 Myrtle avenue and 72-02 Cypress Hills street, southwest corner (Block 3594, Lot 7), Glendale, Borough of Queens.

1082-41-BZ—Reopened July 17, 1951 as Volume II—Application, June 14, 1951, under section 7h of the zoning resolution of Levy and Nevins, for Exner Realty Corporation, owner (Exner Sand and Gravel Corp., lessee), to permit in a residence and unrestricted use district, the parking and storage of motor vehicles, and the reconstruction of a building to be used as an office for a term of years; premises 441 East 109th street, northwest corner of Franklin D. Roosevelt (East River) drive (Block 1703, Lot 22 and part of Lot 18), Borough of Manhattan.

205-51-BZ—Application, March 26, 1951, under section 21 of the zoning resolution, of Shangri-La Homes, Inc., owner, to permit in a residence use, G area district, the maintenance of existing building (dwelling) without the required setback; premises 252-68 Leeds road, east side, 422.12 ft. south of 254th street (Block 8253, Lot 28), Little Neck, Borough of Queens.

410-51-BZ—Application, June 11, 1951, under section 7i of the zoning resolution of Robert J. Farrington, for Gertrude Waxenbaum, owner, to permit in a residence use district, the change in occupancy from club and one family dwelling to funeral home; premises 1011 Pelham Parkway, northeast corner of Esplanade (Westchester) (Block 4365, Lot 5), Borough of The Bronx.

554-51-BZ—Application, August 3, 1951, under section 7c, 7h and 21 of the zoning resolution, of Lehman and Fitzsimons, for Roland Realty and Construction Corporation, owner, to permit in the local retail use, C area district portion of plot, the maintenance of existing building by the conversion of loading areas to store areas constituting an extension of use into residence use district and makes the coverage more than is permitted; and to permit the parking of automobiles in the residence use portion of plot for patrons and employees—no fee to be charged; premises 138-18 to 138-38 Northern boulevard south side, 150.38 ft. east of Union street (Block 501, Lot 28), Flushing, Borough of Queens.

627-51-BZ—Application, September 13, 1951, under sections 7e, 7f, 7h and 7i, of the zoning resolution of Paul Friedman, for Benson Chevrolet, Inc., owner (General Outdoor Advertising Co., lessee), to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop incident to a authorized automobile dealer's use, including a non-storage garage for more than five, but not more than seven motor vehicles; an automobile showroom for authorized automobile dealer; storage sale and display of more than five but not more than twenty-five used motor vehicles; free parking of more than five but less than thirty motor vehicles.

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vehicles for patrons and employees only, office, conference room and storage of bulk auto parts; with a roof sign not in conformity with Zoning Resolution; premises 553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (Block 6341, Lot 30), Borough of Brooklyn.

528-51-A—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (mezzanine); (Block 6341, Lot 30), Borough of Brooklyn.

50-46-A—Vol. II—620-634 12th avenue, east side, from West 47th to West 48th streets (Block 1095, Lots 11-17, 0-48 and 50-54); (3rd floor), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 23, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 23, 1951, at 2 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

90-51-A—Foot of Kent street, 527 ft. 5½ in. west of Vest street (Block —, Lot —), Borough of Brooklyn.

89-51-A—Foot of Huron street, 643 ft. west of West street (Block —, Lot —), Borough of Brooklyn.

91-51-A—Foot of Java street, 544 ft. 1½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

40-51-A—101-28 45th avenue, south side, 100 ft. west of 102nd street (Block 1630, Lots 13, 14), Corona, Borough of Queens; (under section 35 of the General City Law the bed of mapped street—proposed widening of 45th avenue.

55-51-A—114-08 Mexico street, southwest corner of Murdock avenue and northeast corner of 114th road (Block 10396, Lots 2 and 27); 189-11, 189-17 and 189-21 4th road, north side, 77.86 ft. east of Murdock avenue, 15 ft. west of Mexico street, and 65 ft. west of Mexico street (Block 10396, Lots 5, 7 and 10), St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 30, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 30, 1951, at 10 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

4-51-BZ—Application, June 19, 1951, under section 7c of the zoning resolution of Henry George Greene, applicant, on behalf of East River Service Center, Inc., owner, permit in a residence use district, the change in occupancy from storage garage and motor vehicle repair shop to the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, motor vehicle repair shop and office; premises 495-499 Franklin D. Roosevelt drive, southwest corner of Delancey street, 26 Mangin street and 6 Broome street (Block 322, Lots 37, 50, 51, 52 and 53), Borough of Manhattan.

9-47-BZ—Reopened April 10, 1951 as Volume II—Application, March 12, 1951, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober on behalf of Abe Messinger, owner (Ace Automobile Sales Co., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; premises 1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn.

415-50-BZ—Application, June 14, 1950, under section 7h of the zoning resolution, of Joseph A. Doyle, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

787-50-BZ—Application, October 16, 1950, under section 7c of the zoning resolution of Simeon Heller, for Anna Di Agostino, owner (Jerry and Leonardo, Inc., lessee), to permit in a business use district, the extension of (in use and area), an existing gasoline service station and motor vehicle repair shop (previously granted by the Board for a term of years—expires June 28, 1951), to be used as a gasoline service station, office, salesroom, motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona, Borough of Queens.

381-51-BZ—Application, June 1, 1951, under sections 7c, 21 of the zoning resolution of Lehman and Fitzsimons, for Gustav F. Veirman, owner, to permit in a residence use district, the extension to an existing riding stable; premises 231-11 56th road, north side, from Easthampton boulevard to 232nd street, 29-37 Easthampton boulevard and 53-50 to 53-62 232nd street (Block 7510, Lot 33), Bayside, Borough of Queens.

291-51-A—182-202 Douglas street, south side, 125 ft. east of Bond street (Block 417, Lots 1 and 9), Borough of Brooklyn.

815-25-BZ—Reopened May 22, 1951 as Volume III—Application, May 2, 1951, under section 7i of the zoning resolution of Robert Gottlieb, for 450 Southern Boulevard Realty Corporation, owner, to permit in a business and unrestricted use district, the change in occupancy from trade school to motor vehicle, body and fender repair shop; premises 450 Southern boulevard, west side, 66 ft. north of East 145th street and 825 East 145th street (Block 2600, Lot 28), Borough of The Bronx.

433-29-BZ—Reopened June 5, 1951 as Vol. III—Application, May 4, 1951, under sections 7i and 21 of the zoning resolution of Lama, Proskauer and Prober, for Sol Linchytz, owner (Richard Motors, lessee), to permit in a business use, C area district, the extension of existing building using more than the area permitted and the addition of touch up painting and spraying to existing motor vehicle repair shop, wheel alignment, brake-testing and lubrication; premises 807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue (Block 1429, Lots 56, 59, 60 and 61), Borough of Brooklyn.

472-37-BZ—Reopened April 10, 1951 as Volume III—Application, March 12, 1951, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, for Salvatore Castagna, owner (Volpe Brothers, lessee), to permit in a residence use, D area district, the erection and maintenance of a storage garage for more than five motor vehicles, lubritorium, auto laundry, motor vehicle repair shop and office, using more than the area permitted, on plot with an existing gasoline service station, lubritorium, car washing and office; premises 178-198 28th avenue and 2765-2773 Cropsey avenue, northeast corner (Block 6915, Lots 42, 49, 51 and 151), Borough of Brooklyn.

415-50-BZ—Application, June 14, 1950, under section 7h of the zoning resolution, of Joseph A. Doyle, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

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407-51-BZ—Application, May 22, 1951, under sections 21 and 19b of the zoning resolution, of J. Herbert Burmeister, applicant, on behalf of Lana Development Corp., owner, to permit in a residence use, D area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the Zoning Resolution as to rear yards and with parking and garage spaces as calculated for the development as a unit instead of individual buildings; premises 182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens.

408-51-A—182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens.

508-51-BZ—Application, July 20, 1951, under sections 7c and 21 of the zoning resolution, of E. J. Cappello, applicant, for John B. Brennan, owner, to permit in residence use, G1 area district, the change in occupancy from one family dwelling to two family dwelling, and the erection of an extension nearer to lot line than is permitted; premises 41-12 170th street, west side, 87 ft. south of 41st avenue (Block 5346, Lot 31), Flushing, Borough of Queens.

590-51-BZ—Application, August 15, 1951, under sections 7c and 7e of the zoning resolution, of Samuel A. Hertz, applicant, for Rosirv Realty Corp., owner (Rachel Horowitz, lessee), to permit in the residence use district portion of a lot located in a residence and business use district, a curb cut and driveway to be used by existing hardware store for loading and unloading; and to permit the existing wooden shed over rear yard in residence and business use district portion to remain; premises 4309 Broadway, west side, 37 ft. 3 1/8 in. south of West 184th street and 710 West 184th street (Block 2180, Lots 114 and 115), Borough of Manhattan.

591-51-A—4309 Broadway, west side, 37 ft. 3 1/8 in. south of West 184th street and 710 West 184th street (1st floor, shed at rear and balcony); (Block 2180, Lots 114 and 115), Borough of Manhattan.

168-51-A—Appeal from a decision of the fire commissioner, re transportation, storage and sale of combustible mixture, known as Revlon Nail Enamel Remover in glass containers, in New York City (quantity in containers not in conformity with Administrative Code requirements).

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 30, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 30, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

249-51-SA—Utility Gas Fired Suspended Unit Heaters—Model 65, UHF, 90 UHF, 150 UHF, and 225 UHF.

326-51-SA—Auto Bake Mobile Infra-Red Ovens—Models 710, 720, 730, 740, 750 and 760.

232-51-SA—Anderson Dryer (Gas Fired) Indirect Type.

435-51-SA—York-Heat Oil Fired Warm Air Suspended Units, Models S1-115, S1-150 and S1-205.

373-45-SM—Vol. II—"Fabrilit" V-3708 FR (reopened July 17, 1951 re amendment of resolution to include additional fabric—"Fabrilit" V-3708-R).

476-51-SM—Burlington Mills All Nylon Drapery Fabric—Model S-4307.

191-51-SM—Vol. II—Trans-Color Screen, Williams Perforated Sound Type (Motion Picture Screen).

166-34-SA—Vol. III—"Lynn" Models 1F, 2CA and H (domestic and commercial oil burners); (reopened September 18, 1951 re amendment of resolution to include additional models, namely "Lynn"—Models 1F, 2CA and F.).

488-51-SA—Calorex Series R-100 Burner—Models 150, 200, 350 and 500.

369-51-SA—Ingersoll-Rand Company Fuel Oil Transfer Pump Model GT, Sizes 2" through 8".

269-51-A—30-32 West 13th street, south side, 401 ft. east of 6th avenue (Block 576, Lot 23), Borough of Manhattan.

308-51-A—143-145 Prince street and 445-449 West Broadway, northeast corner (Block 515, Lot 45), Borough of Manhattan.

306-51-A—176 Madison avenue, west side, 49.4 1/2 ft. north of East 33rd street (Block 863, Lot 21), Borough of Manhattan.

307-51-A—469-471 Broome street, southwest corner of Greene street (Block 475, Lot 47), Borough of Manhattan.

305-51-A—473-475 Broome street, south side, 50 ft. west of Greene street (Block 475, Lot 46), Borough of Manhattan.

867-50-A—89 Hull street, north side, 25 ft. west of Hookinson avenue (1st floor); (Block 1532, Lot 39), Borough of Brooklyn.

452-51-A—49-10 Metropolitan avenue, south side, 194 ft. west of Bohack square (2nd, 3rd and 4th floors) (Block 3375, Lot 40), Ridgewood, Borough of Queens.

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

159-51-A—32-09 Douglaston parkway (also known as 600 West drive), northeast corner of Manor road (Block 8031, Lot 1), Douglaston, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November 14, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

83-51-A—1601-1609 Van Buren street, south side, 100 ft. east of Van Nest avenue (Block 4018, Lot 20), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of meeting of September 25, 1951)

626-41-BZ

APPLICANT—Embury and Lucas, for Metropolitan Jockey Club, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than three (3) motor vehicles.

PREMISES AFFECTED—165-10 Baisley boulevard, southeast corner of New York boulevard (Block 3300, Lot 2), Jamaica, Borough of Queens.

APPEARANCES—

For applicant: Louis Jensen and Alvin S. Rosenson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on October 23, 1951, 10 A.M., waiving all requirements except a new decision from the borough superintendent, which has been filed, and to permit two publications in the Bulletin.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

46-50-BZ

APPLICANT—Herbert H. Widder, for Mary Kulwicz, owner.

SUBJECT—Application for consideration—reopening and restoration to the docket—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a two-family dwelling nearer to the street line than permitted (previously withdrawn without prejudice).

PREMISES AFFECTED—150-05 84th road, northeast corner of 150th street (Block 9750, Lot 29), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Herbert H. Widder, Chester and Mary Kulwicz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing October 23, 1951, 10 A.M., waiving all requirements except two publications in the Bulletin and notice, to those who appeared and objected, by regular mail.

OTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

9-19-BZ—Vol. II

APPLICANT—Bogart and Lonergan, for Brooklatten Trucking Co., Inc., owner.

SUBJECT—Application reopened March 28, 1950—re Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business and unrestricted use district, the change in use from public garage to motor vehicle repair shop, office and public garage, (previously granted for garage).

PREMISES AFFECTED—585-599 Baltic street, north side, 80 ft. 10 in. west of 4th avenue (Block 401, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph M. Lonergan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn on request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

276-43-BZ—Vol. II

APPLICANT—Michael A. Cardo, for Santini Building Corp., owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7f of the zoning resolution, to permit in a residence use district, the conversion of existing warehouse to storage garage for more than five and less than two hundred motor vehicles.

PREMISES AFFECTED—3441 Kingsbridge avenue, west side, 169.64 ft. south of West 236th street (Block 3406G, Lot 441), Borough of The Bronx.

APPEARANCES—

For applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Acceptance of application for zoning variance without sworn to signature of the owner of record, denied.

THE VOTE TO ACCEPT APPLICATION—

Affirmative 0

Negative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Adjourned: 4:15 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

WEDNESDAY MORNING, OCTOBER 3, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 11, 1951, were approved as printed in the Bulletin of September 18, 1951, Vol. 36, No. 38.

ZONING APPLICATIONS

599-47-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Abe Messinger, owner (Ace Automobile Sales Co., lessee).

SUBJECT—Application reopened April 10, 1951—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs and office.

PREMISES AFFECTED—1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to October 30, 1951, 10 A.M. for inspection and decision without further argument; applicant to file revised plan showing the existing building that was erected on lots 32 and 40; and also an amended plan as to the proposed layout.

415-50-BZ

APPLICANT—Joseph A. Doyle, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph A. Doyle.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Taken off the calendar and referred back to Engineer for setting a new date.

605-50-BZ

APPLICANT—Charles M. Spindler, for Vanhard Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and the sale of accessories for a term of fifteen years.

PREMISES AFFECTED—110-31 to 110-41 Horace Harding boulevard, 59-36 to 59-42 Van Doren street, northwest corner (Block 1970, Lots 39, 40 and 41), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Sol Katz and Edw. Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set after work of widening of Horace Harding boulevard is substantially completed.

787-50-BZ

APPLICANT—Simeon Heller, for Anna Di Agostino, owner (Jerry and Leonardo, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension in use and area, of an existing gasoline service station and motor vehicle repair shop (previously granted by the Board for a term of years—expires, June 28, 1951), to be used as a gasoline service station, office, salesroom, motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller and Jerry DiAgostino.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951, 10 A.M. for inspection and decision without further argument.

209-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Benjamin C. Nevin, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and storage, motor vehicle repairs and office.

PREMISES AFFECTED—146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 16, 1951, 10 A.M. for further consideration; applicant to furnish plan in relation to the school and playground adjoining, Block 13353.

220-51-BZ

APPLICANT—William A. Giesen, for Vito Macina, Jr. owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline (and oil selling) station, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—Williamsbridge road, west side, 100 ft. north of Neill avenue (Block 4306, Lots 13 and 14), Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Giesen, Vito Macina, Jr. and Frank J. Cafaro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set; to determine questions as to adjoining garage, proposed to be used with the proposed gasoline station.

381-51-BZ

APPLICANT—Lehman and Fitzsimons, for Gustav Veirman, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, extension to an existing riding stable.

PREMISES AFFECTED—231-11 56th road, north side, from Easthampton boulevard to 232nd street, 29 Easthampton boulevard and 53-50 to 53-62 231st street (Block 7510, Lot 33), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Gustav Veirman and Mary Vafides.

For Opposition: Paul V. Rudden and David Posner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951, 10 A.M. for inspection and decision without further arguments; applicant to file two photographs.

263-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Thos. Amari, owner.

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SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sales and storage of accessories, motor vehicle repair shop, boiler room and office.

PREMISES AFFECTED—2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner (Block 8300, lots 8 and 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Sam Kraushar, Raymond T. Kapps, Jennie Kapps, Edw. Hoffman, Dept. of Parks and others.

For Administration: Samuel L. Baker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn, in view of proposed park development across Sea View avenue.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating, and Deputy Chief Guinee 4

Negative 0

23-50-BZ—Vol. II

APPLICANT—Henry C. Brucker, for Caspar Livoti, owner.

SUBJECT—Application reopened April 3, 1951—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building (stores), using more than the area permitted (previously dismissed for lack of prosecution).

PREMISES AFFECTED—62-29 Flushing avenue, north side, 190 ft. west of Grand avenue (Block 2713, Lot 34), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating, and Deputy Chief Guinee 4

Negative 0

24-51-BZ

APPLICANT—Thomas O'Rourke Gallagher, for Sam Berger, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office.

PREMISES AFFECTED—2240-2254 Flatbush avenue, west side, 360 ft. south of Avenue R (Block 8486, Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Thomas O'Rourke Gallagher.

For Opposition: Arthur Block.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3

THE RESOLUTION (24-51-BZ)

WHEREAS, Thomas O'Rourke Gallagher for Sam Berger, owner, filed January 15, 1951 an application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs and office, affecting premises 2240 to 2254 Flatbush avenue, west side, 360 feet south of Avenue R (Block 8486, Lot 61), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on September 11, 1951, after due notice by publication in the Bulletin, and laid over to October 3, 1951, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue R is in residence and business use, D and E area, class 1 height districts; Flatbush avenue and the site are in a business use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 5, 1951 acting on N.B. Applic. 1486-50, reads:

"1. Gasoline Service Station, Lubrication, Washing, Minor Repairs and Business office in a Business use district, is contrary to Art. II, sect. 4a, par. 46 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 160 feet frontage by 100 feet in depth, presently vacant; that it is proposed to erect a building 60 feet front by 35 feet in depth (irregular), one story, 18 feet in height, of class 3 construction, to be used in conjunction with proposed gasoline station for lubritorium, car wash, motor vehicle repairs and office; and

WHEREAS, the applicant contends that this entire block is vacant and that to the rear of the premises a number of houses have been built facing Hendrickson street which are two story semi-detached dwellings; that directly opposite the site and between East 48th street and Schenectady avenue and on the east side of Flatbush avenue, all parcels consist of vacant property; that on the east side of East 48th street, 38 feet north of Flatbush avenue, there is a fire house; that there is a great demand for private dwellings but due to the cost of production, investments are limited to those localities where a reasonable return can be obtained; that Flatbush avenue is in a business zone, sparsely populated in this particular locality, the greater number of buildings being one-story taxpayers on Flatbush avenue and the balance is on an average of one-family and store buildings; that the surrounding streets are residential, approximately 60 feet in width and with comparatively no traffic; that Flatbush avenue is 100 feet wide and has very heavy traffic, usually 3 and 4 cars deep, which makes it undesirable for residential purposes; that directly opposite the plot and on the triangle of East 48th street and Flatbush avenue is a large plot, approximately 150 feet, which is used for the sale of used cars; that opposite this lot on East 48th street, 38 feet from the corner is a fire house, and directly behind the fire house and on East 49th street is a large brick bus terminal operated by the New York City transportation system; that on Flatbush avenue and Fillmore avenue is a lot, 40 by 100 used by a building contractor doing concrete and cement work, and in this open lot is stored large dump trucks, automobile mechanical appliances, forms and building material used in the business; there are also large lumber sheds running over 200 feet on Flatbush avenue wherein large quantities of lumber and building material are stored in the open and adjoining this lumber yard is a used car lot; that the demand for private houses in this particular locality is absolutely nil; and

WHEREAS, zone designation has been unchanged since July 25, 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the premises can and should be developed with a conforming use as evidenced

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by new store building erected at the corner of Avenue R in this Block since this application was filed; that there is a large residential area to the west to support such a conforming use unlike the area across Flatbush avenue at the corner of Filmore avenue where a permitted gasoline station is being erected; that the area is sufficiently provided with gasoline stations, three at Avenue U, two at Avenue T, and two at Avenue S and Utica avenue and one in process at Filmore avenue and other stations to the north, at or near Kings highway; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, Subdivision f and i, of the zoning resolution.

RESOLVED, that the decision of the borough superintendent acting on N.B. Applic. 1486-50, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

APPEAL FROM ADMINISTRATIVE DECISION

291-51-A

APPLICANT—American Ice Company, doing business as Knickerbocker Ice Company, owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—182-202 Douglas street, south side, 125 ft. east of Bond street (Block 417, Lots 1 and 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: Thomas J. Costello.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to October 30, 1951, 10 A.M. for applicant to furnish additional information.

Adjourned: 11:40 A.M.

Joseph J. Doyle, *Chief Clerk*.

REGULAR MEETING

WEDNESDAY AFTERNOON, OCTOBER 3, 1951,
2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIAL AND APPLIANCES SUBMITTED FOR APPROVAL.

492-39-SM

APPLICANT—Kohler Company, owner.

SUBJECT—Application for consideration—reopening for test and report as to amended construction—re Kohler Company K-9251 Float Valve with Vacuum Breaker (previously approved on condition).

APPEARANCES—

For Applicant: K. Hasselbrink.

ACTION OF BOARD—Application reopened for test and report as to proposed amendment as to construction.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

477-50-SA

APPLICANT—Haughton Elevator Company, owner-manufacturer.

SUBJECT—Haughton Type B Elevator Car Gate Contact, approval of.

APPEARANCES—

For Applicant: Richard J. Allen, Jr.

ACTION OF BOARD—Application withdrawn; applicant states device is no longer being manufactured.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

586-50-SA

APPLICANT—ADT Company, Inc., owner-manufacturer.
SUBJECT—"ADT-Aero" System, Waterflow Devices, Sprinkler Supervisory Devices, Fire Alarm Devices, and Miscellaneous Equipment, approval of.

APPEARANCES—

For Applicant: John F. Swatton.

ACTION OF BOARD—Application withdrawn in view of filing of separate applications 578-51-SA to 584-51-SA for devices included in 586-50-SA.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS.

226-51-A

APPLICANT—Kitzler and Nurick, for Saul Graff, Inc. owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—307-317 Johnson avenue, north side, 554.1 ft. west of Bogart street (1st floor) (Block 3056, Lot 232), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (226-51-A)

WHEREAS, Kitzler and Nurick, for Saul Graff, Inc., owner, filed March 22, 1951 an appeal from a decision of the borough superintendent affecting premises 307-317 Johnson avenue, north side, 554.1 ft. west of Bogart street (1st floor) (Block 3056, Lot 232), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated March 1, 1951, as to Alt. Applic. 459-51, reads:

"1. Proposed marquee and track conveyer equipment extending beyond the Bldg. Line violates Sec. C26-21 Admin. Code."

and

WHEREAS, the applicant states that the building is one and two stories, 12 and 23 ft. in height, 144 ft. by 97 ft. in. and 24 ft. 8 in. in area at first floor, 65 ft. 7 in. by 58 ft. 4 in. in area at 2nd floor, of Class 4 construction, erected prior to 1914, located on a lot 144 ft. by 100 ft. in area, an unrestricted use, A area, Class 1½ height district, used and occupied since 1927; cellar, boiler room and storage room, 2 persons; 1st floor, slaughtering and refrigeration, 10 persons; 2nd floor, offices and refrigerators, 3 persons; that the building is provided with two interior wood stairs enclosed in partitions of studs covered with wire lath and portland Cement plaster; that stairs are 3 ft. 5 in. and 3 ft. 2 in. in width respectively and are equipped with wood closing doors leading direct to street; that one stairs is provided with a ladder and scuttle to roof; and

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WHEREAS, certificate of occupancy 47616 issued November 1927 to 307 to 315 Johnson avenue permits the use of the 1st and 2nd stories as cattle pens, meat dressing and coolers and permits an occupancy of 3 persons on the 1st floor and 1 person on the 2nd floor; this certificate was superseded by certificate of occupancy No. 109629; and

WHEREAS, certificate of occupancy 109629 issued December 17, 1943 upon completion of work under Alt. Applic. 602-27 describes the building as brick and frame, 2 stories, 1 ft. 6 in. and 24 ft. in height, and permits the use of the 1st floor as cattle pens and meat dressing, 5 persons; the 2nd floor, offices and dressing rooms, 1 person, and contains the note "Total-abbattoir"; and

WHEREAS, certificate of occupancy 111264 issued October 10, 1944 to premises 307 to 317 Johnson avenue upon completion of work under Alt. Applic. 3691-43, describes the building as brick, 2 stories 25 ft. in height, and permits the following use and occupancy: cellar, ordinary use; 1st floor, cattle pens, meat dressing and cooler room, 3 persons; 2nd floor, cattle pen and meat dressing, 3 persons; and

WHEREAS, the applicant further states that the premises consist of a plot 144 ft. front by 100 ft. in depth, upon which there is located a group of one and two story brick and frame buildings inter-connected as one unit and used as a slaughter house; that there is a small cellar used only for a boiler room and for the storage of animal skins; that these buildings have been used since prior to 1927; that at the front of the easterly unit there is a small marquee extending 3 ft. 6 in. beyond the building line for a length of 1 ft. 3 in.; that directly under this marquee there is a metal overhead conveyor rail; that the conveyor rail and the marquee have been in existence since 1945; that this conveyor is used only when the meat is being shipped from the premises; that the marquee is necessary to protect the meat while the trucks are being loaded; that the United States Department of Agriculture has requested that the marquee be maintained; that the neighborhood is generally occupied by wholesale meat packing and slaughter houses; that the side walk is 10 ft. wide and since the marquee extends only 1 ft. 6 in. beyond the building line, there is ample side walk space between the marquee and the curb for pedestrian use; that it is proposed to reinforce the existing marquee and the brackets supporting the conveyor rail to the satisfaction of the borough superintendent; that it is therefore requested that the Board grant this appeal so as to permit the marquee and conveyor rail to be maintained in its present position;

WHEREAS, Violation No. 808-45 was issued by the borough superintendent, March 5, 1945, for erecting a steel marquee without obtaining a permit from the borough superintendent directing that plans filed for approval by the department or the marquee removed from the building; and

WHEREAS, the premises and existing marquee were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, based on Alt. Applic. 459-51, Obj. 1, be and it hereby is modified and that the appeal be and it hereby is granted to permit the continuance of the existing marquee and track conveyor, as proposed and as indicated on plans filed with appeal marked "Received March 22, 1951," (3 sheets), on condition that the existing marquee shall not be increased in area and may be continued only so long as the building is occupied as proposed for meat packing and handling of meat and that upon the discontinuance of such occupancy the marquee shall be removed.

268-51-A

APPLICANT—H. E. Horwood, for Madison Ave. 36th St. Corp., owner.

SUBJECT—Appeal from a decision re orders of the fire commissioner.

PREMISES AFFECTED—200-214 Madison avenue, west side, from East 35th to East 36th streets, 11-17 East

35th street and 10-18 East 36th street (4th floor); (Block 865, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (268-51-A)

WHEREAS, H. E. Horwood, for Madison Ave. 36th St. Corp., owner, filed April 9, 1951, an appeal from orders and decisions of the fire commissioner affecting premises 200-214 Madison avenue, west side, between East 35th, East 36th streets and 11-17 East 35th street and 10-18 East 36th street, (4th floor); (Block 805, Lot 14), Borough of Manhattan; and

WHEREAS, Order #59423-LF issued by the Fire Commissioner November 15, 1950, reads:

"An inspection of the premises 200-214 Madison avenue; 11-17 E. 35th St. & 10-18 E. 36th St., Borough of Manhattan, shows that a fire drill should be established and maintained therein according to the requirements of Section 279 of the Labor Law. The Labor Law specifically charges the Fire Commissioner with the duty of enforcing the provisions of the law as to fire drills."

and

WHEREAS, Order #59423-LF was referred to in the following decision of the Fire Commissioner dated February 10, 1951, reads:

"Replying to your letter of January 16, 1951, our inspector reports 30 persons engaged in factory work above the 1st story of the above premises which makes our Order 59423-LF a legal requirement of this department."

However, an appeal can be made of same to the Board of Standards and Appeals and your request for rescindment must be denied by this department."

and

WHEREAS, Order #59424-LF issued by the Fire Commissioner November 15, 1950, reads:

"18. Provide exit signs, letters to be at least 8" in height, at all means of egress, with a red light over all such exits for use in time of darkness, on all stories. Section 272 of the Labor Law."

and

WHEREAS, Order #59423-LF and Order #59424-LF were referred to in a decision of the Fire Commissioner, dated March 12, 1951; and

WHEREAS, the applicant states that the building is 9 and 25 stories, 130 ft. and 321 ft. 4 in. in height, 197 ft. 6 in. by 195 ft. and 220 ft. in area, of Class 1 construction, located in a restricted retail use, B area, Class 1½ height district, erected in 1926 and used and occupied as follows: the 9th story portion since 1939 and the 25 story portion since 1926: Cellar, stockrooms and mechanical stores, 100 persons; 1st floor, stores, 150 persons; 2nd and 3rd floors, offices and showrooms, 140 persons each floor; 4th to 7th floors, offices and showrooms, 145 persons each; 8th floor, offices, showrooms and stockroom, 145 persons; 9th floor, offices, showrooms and lunchroom, 145 persons; 10th to 25th floors, showrooms, 60 persons each floor; that the building is equipped with an approved standpipe system, an approved two-source sprinkler system and an approved interior fire alarm system; that there are six interior 44 in. wide fire-proof stairs and one fire tower, leading from roof to street; and

WHEREAS, Violation #6050 was issued by the Borough Superintendent November 9, 1950, for changing the occupancy of the building from offices, as permitted by Certificate of Occupancy 29335 to pattern making on the 4th floor and storage on the fourth floor; and

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WHEREAS, Certificate of Occupancy 29335 issued by the Borough Superintendent in Sept. 11, 1942, upon completion of work under Alt. App. 1978/39 permits the following use and occupancy: 9 story portion, Cellar, stockroom and mechanical stores; 1st floor, stores, No. of occupants not stated; 2nd to 8th floors, offices, 70 persons each floor; 9th floor, lunchroom, lounge for office employees, 70 persons and contains the note that the 2nd to 9th story in the 9 story building is occupied by a single tenant; 25 story, portion of the building as follows: cellar, stockroom and mechanical, 125 persons; 1st floor, stores, 150 persons; 2nd floor, showroom, 75 persons; 3rd to 9th stories, showrooms, 75 persons each floor; 10th to 25th stories, showrooms, 60 persons each floor and contains the note that the standpipe, sprinkler and fire alarm systems have been approved by the Fire Department; and

WHEREAS, the applicant contends that the order is due to the occupancy of the fourth floor by the executive and designing department of the Simplicity Pattern Co. who manufacture dress patterns in their factory in Ohio; that the occupancy by this tenant consists of the following: Artists, 30 persons; sketchers, 6 persons; draftsmen, 7 persons; editors, 11 persons; inkers on drawings, 8 persons; designers, 18 persons; seamstresses, 4 persons; officers, managers, clerical, 30 persons; that the sewing machines are of the household type and are used to determine how a garment will fit a model; that the 25 story portion of the building is protected throughout by an approved sprinkler system except for the main lobby on the 1st floor and there is also a fire alarm system; that there are red lights at exits on all floors; that due to the high-class office and showroom occupancy the ordinary metal exit signs would be unsightly and to comply with the order would require the expenditure of a large sum of money for ornamental exit signs; that it would be a physical impossibility and a great hardship to be required to conduct fire drills as it would disrupt the entire building until all of the approximately 2600 people could be brought back to the various floors; and

WHEREAS, the applicant further contends that most of the spaces do not contain enough persons to properly organize a fire drill; that the owners have no intention of having the building used as a factory; that the occupancy complained of by the Fire Commissioner is only 5 persons in excess of the number permitted by the Labor Law without the conduct of a fire drill; that in this case the factory is about 1000 miles away from the building in question and nothing is produced in this building for sale in the premises under appeal; that it is therefore requested that the requirement for exit signs and fire drills be waived.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in Order Nos. 59423-LF and 59424-LF, of the Fire Commissioner, as to the items appealed from and that the appeal be and it hereby is *granted*, to permit the continuance of the proposed work on the fourth floor, consisting of the designing of patterns, as stated, but not for the production of products for sale, *on condition* that the approved sprinkler system throughout the building except in the main lobby, shall be maintained; that the fire alarm system shall be maintained; that signs in the space where the proposed designing work is maintained shall be installed at the doorways to stairs, marking "exits"; that these may be metal signs and need not be illuminated; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as *modified* by the Board under Cal. 718-19-BZ as to the use of the portion of the premises along Madison avenue and under Cal. 943-39-A; that this variance shall apply to the existing use of a part of the fourth floor and shall not apply to any other tenant's use of the premises.

295-51-A

APPLICANT—Henry C. Hahn, for R.C.A. Communications, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—23-25 Beaver street, north side 80 ft. 11 in. east of New street and 58-62 New street (roof); (Block 24, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry C. Hahn and Leonard W. Tuft.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative

THE RESOLUTION (295-51-A)

WHEREAS, Henry C. Hahn, for R.C.A. Communication Inc., owner, filed April 26, 1951, an appeal from a decision of the borough superintendent, affecting premises 23-25 Beaver street, north side, 80 ft. 11 in. east of New street and 58-62 New street (roof); (Block 24, Lot 6), Borough of Manhattan; and

WHEREAS, the amendment filed April 2, 1951, as to Alt. App. 944-47, reads:

"I have your temporary permit of the telescope enclosure, on the quarry tile fireproof roof as of May 1947, which permit has been extended each year up to May, 1951. I respectfully ask your consideration and your approval, of a permanent permit for this structure, which is built of corrugated transite on a structural steel frame with a fireproof metal door and steel plate opening. This enclosure has no occupants."

and

WHEREAS, the decision of the borough superintendent dated April 5, 1951, on such amendment reads:

"Disapproved (3). Proposed structure is a pent house and must comply with Sect. 10.12.3 for Class (F.F.) structures."

and

WHEREAS, the applicant states that the building is 14 stories, 144 ft. in height, 49 ft. 5 in. by 102.10 ft. in area of fireproof construction, erected 1912, located in a business use, B area, Class 2½ height district and used and occupied as follows: cellar, boiler room, etc.; 1st floor, entrance to stores, 10 persons; 2nd to 12th floors, offices, 50 persons each floor; that the building is equipped with an approved standpipe system, two 3 ft. 8 in. wide steel, interior stairs, enclosed in partitions of 4 in. t.c. equipped with kalamein self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant contends that the telescope roof house enclosure was built in 1947 as an experiment in locating sun spots causing radio communication interference; that it has proved successful, therefore the owners would like to maintain it permanently; that a permit has been issued from year to year by the Department of Housing and Buildings but the permanent approval cannot be issued as it does not comply with Section 10.12.3 of the Building Code; that the enclosure is constructed of structural steel framework with corrugated transite covering; that the door is kalamein and the telescope doors are of steel; that the construction was decided upon to reduce the weight on the present roof construction and to avoid interference with the office occupants below if reinforcing the present roof construction would be necessary; that the enclosure has no permanent occupants and it is used only an hour or so a day when the telescope is in use; that there is no fireproofing combustible within the enclosure.

Resolved, that the decision of the borough superintendent acting on Alt. App. 944-47, dated April 5, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of five years to permit the continuance of the structure on the roof, as described on plans filed with

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his appeal, marked "Received April 26, 1951" (5 sheets) and as previously permitted by the Borough Superintendent; *on condition* that the structure shall not be increased in height or area and shall be continued only for the use as proposed and upon the discontinuance of such use the structure on the roof shall be removed.

12-51-A

APPLICANT—Queens-Nassau Transit Lines, Inc., lessee, for West Vaughn Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—51-00 Northern boulevard, southeast corner of Woodside avenue (yard surrounding garage); (Block 1192, Lot 1), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Jacob I. Goodstein, Homer A. Johnson, Ribelle V. Perotto and Aaron Goodstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (612-51-A)

WHEREAS, Queens-Nassau Transit Lines, Inc., lessee, for West Vaughn Realty Corp., owner, filed September 12, 1951, appeal from a decision of the borough superintendent, affecting premises 51-00 Northern boulevard, southeast corner of Woodside avenue, (yard surrounding garage); (Block 1192, Lot 1), Woodside, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated August 28, 1951, as to Misc. Applic. 1099-51, reads:

"1. Installation of tanks exceeding 550 gallons each for the storage of diesel oil for the use of motor vehicles is contrary Chap. 19 Administrative Code Sect. C19-69.0."

WHEREAS, the applicant states that the premises consist of a plot, 403.26 ft. by 448.98 ft., irregular in area, located partly in a manufacturing and partly in an unrestricted use, area, Class 1½ height district, upon which there exists a two-story, Class 3 constructed building, 35 ft. in height, 171 ft. irregular by 340 ft. in area, used and occupied as a garage for more than 5 buses; and

WHEREAS, the applicant states that it is proposed to install three 2500 gallon diesel oil storage tanks in the yard surrounding the garage entirely outside of the garage building as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that at present its buses are operated by gasoline-driven motors and there are five 550 gallon gasoline storage tanks buried in the yard area adjacent to the garage itself; that on June 21, 1951, it entered into a contract with the City extending the term of franchise which contract provides that the applicant shall purchase 60 new diesel oil operated buses; that it has already purchased 30 such buses and expects delivery shortly; in order to operate such diesel engine buses, it is necessary to install diesel oil storage tanks at the point where buses start and it is therefore proposed to install the three 2500 gallon diesel oil buried storage tanks as indicated on plans filed with this appeal; that the tanks and the installation will comply strictly with all requirements of law; it is proposed to continue the use of the five 550 gallon gasoline storage tanks now on the premises for the operation of buses which will be fueled with gasoline.

Resolved, that the decision of the borough superintendent, dated August 28, 1951, on Misc. Applic. 1099-51, Objection 1, be and it hereby be modified and that the appeal be and it hereby is granted *on condition* that the three proposed 2500 gallon tanks shall be installed in a concrete vault, as indicated on revised plans

filed at this hearing (2 sheets), *on condition* that there shall be an exhaust system within the vault with a fan so connected that it will operate only when the dispensing pumps are operating and that the dispensing pumps shall not operate unless the fan is in operation; that an approved extinguishing foam system to the vault shall be maintained by having a feed pipe with a single hose inlet connection located at a distance of not over 50 ft. from the tanks, for flooding the tank vault in case of fire; that this system need not be automatic; that this vault containing the three proposed tanks shall be located substantially as indicated on plans filed with this appeal, marked "Received September 12, 1951" but shall be removed from the building and from the existing gasoline storage tanks so as to be not nearer to either than 20 ft.; that the tanks as proposed shall be used only for the storage of Diesel oil; that the tanks themselves shall comply with the requirements of the Oil Burner Rules of the Board of Standards and Appeals as to construction and thickness of metal; that the five existing 550 gallon gasoline tanks may be continued for use for fueling such buses as continue to operate with gasoline.

328-45-A—Vol. II

APPLICANT—Henry Nordheim, for Van-Nest A-H Bocce Club, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted for a temporary term).

PREMISES AFFECTED—1711 Adams street, west side, 86.74 ft. north of Van Nest avenue (Block 4015, Lots 30, 31 and 32), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (328-45-A—Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises, 1711 Adams street, west side, 86.74 ft. north of Van Nest avenue (Block 4015, Lots 31 and 32), Borough of The Bronx, was granted by the Board, as Vol. I, October 23, 1945, on certain conditions; and

WHEREAS, the term of variance was extended October 15, 1947 and October 11, 1949; and

WHEREAS, this appeal affecting premises 1711 Adams street, west side, 86.74 ft. north of Van Nest avenue (Block 4015, Lots 30, 31 and 32), Borough of The Bronx, was granted by the Board May 16, 1950, as Vol. II, on certain conditions; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 23, 1945, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted for a term of five (5) years to permit the continuance of the private club, as proposed, and as permitted by the Board by resolution adopted October 23, 1945, under Vol. I, and as extended under Vol. II, by resolution adopted May 16, 1950, *on condition* that the building shall not be increased in height or area; that a new certificate of occupancy shall be obtained; that this variance shall continue only so long as the building is occupied for the proposed use and complies in all other respects with all laws, rules and regulations applicable thereto (Alt. Applic. 510-44 and Alt. 70-50)."

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90-50-A

APPLICANT—Paul Friedman, for Portlite Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—552-554 Atlantic avenue, south side, 350 ft. east of 3rd avenue (Block 186, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Chief Deputy Guinee 4

Negative 0

THE RESOLUTION (90-50-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 552-554 Atlantic avenue, south side, 350 ft. east of Third avenue (Block 186, Lot 25), Borough of Brooklyn was granted by the Board May 16, 1950, on certain conditions; and

WHEREAS, the resolution was amended July 10, 1951; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 16, 1950, as *amended* by resolution adopted July 10, 1951, by adding thereto:

"... that the use of the second floor may also be used for furniture display, showroom and sales as proposed and as indicated on revised plans marked "Received September 20, 1951," (1 sheet), and that the use of any floor may be changed, including the arrangement for partitions, provided the type of work is lawfully permitted and does not require a permit from the Fire Department for a combustible or inflammable occupancy and meets the requirements of the Building Code in all other respects and does not vitiate the requirements of the resolution as adopted by the Board on May 16, 1950, as *amended* July 10, 1951, as to the objections modified, namely Objections 12, 13, 14, 15 and 16 of Alt. Applic. 3126-49."

610-50-A

APPLICANT—Joseph D. Sacca, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—46-68 Hollis Court boulevard, south side, 62 ft. east of 190th street (Block 5603, Lot 13), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Chief Deputy Guinee 4

Negative 0

867-50-A

APPLICANT—Ferdinand Savignano, for John Celauro, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—89 Hull street, north side, 25 ft. west of Hopkinson avenue (1st floor); (Block 1532, Lot 39), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Capano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951, at 2 P.M. for inspection and decision without further argument.

269-51-A

APPLICANT—Sidney Daub, for Roto-Wac Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30-32 West 13th street, south side, 401 ft. east of 6th avenue (Block 576, Lot 23), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951, at 2 P.M. for inspection and decision without further argument.

305-51-A

APPLICANT—Sidney Daub, for 469 Broome St. Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—473-475 Broome street, south side, 50 ft. west of Greene street (Block 475, Lot 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951, at 2 P.M. for inspection and decision without further argument.

306-51-A

APPLICANT—Sidney Daub, for Uno Equities, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176 Madison avenue, west side, 49.4½ ft. north of East 33rd street (Block 863, Lot 21), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951, at 2 P.M. for inspection and decision without further argument.

307-51-A

APPLICANT—Sidney Daub, for 469 Broome St. Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—469-471 Broome street, south west corner of Greene street (Block 475, Lot 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951, at 2 P.M. for inspection and decision without further argument.

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08-51-A

APPLICANT—Sidney Daub, for Sam Koslowsky, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-145 Prince street and 445-449 West Broadway, northeast corner (Block 515, Lot 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951, at 2 P.M. for inspection and decision without further argument.

02-51-A

APPLICANT—H. E. Horwood, for Harry Jacobs, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—49-10 Metropolitan avenue, south side, 194.37 ft. west of Bohack square (2nd, 3rd and 4th floors); (Block 3375, Lot 40), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to October 30, 1951, at 2 P.M. for inspection and decision without further argument.

05-51-A

APPLICANT—Henry George Greene, for Kent Terminal Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—Foot of Huron street, 643 ft. west of West street (Block , Lot), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herbert Kain.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to October 23, 1951, at 2 P.M. at request of applicant's representative; no further adjournments.

05-51-A

APPLICANT—Henry George Greene, for Kent Terminal, owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—Foot of Kent street, 527 ft. 5½ in. west of West street (Block , Lot), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herbert Kain.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to October 23, 1951, at 2 P.M. at request of applicant's representative; no further adjournments.

05-51-A

APPLICANT—Henry George Greene, for Kent Terminal, owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—Foot of Java street, 544 ft. 1½ in. west of West street (Block , Lot), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herbert Kain.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to October 23, 1951, at 2 P.M. at request of applicant's representative; no further adjournments.

ZONING APPLICATIONS

575-32-BZ—Vol. II

APPLICANT—Frank Germain, for A. H. Platt, owner.

SUBJECT—Application for consideration—reopening and amendment as to additional tanks—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district the reconstruction and extension of an existing gasoline service station.

PREMISES AFFECTED—242-02 to 242-12 Merrick boulevard and 133-41 to 133-45 242nd street, southeast corner (Block 13206 (3645), Lots 17 and 19), Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Frank Germain.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Chief Deputy Guinee 4

Negative 0

THE RESOLUTION (575-32-BZ—Vol. II)

WHEREAS, this application, under section 21 of the zoning resolution, for a term of five years, to permit in a business use district the erection and maintenance of a gasoline service station, affecting premises southeast corner of Merrick road and 242nd street (Block 3645, Lot 19), Rosedale, Borough of Queens, was granted by the Board, February 28, 1933, as Vol. I, on certain conditions; and

WHEREAS, the resolution was amended February 15, 1938 and the term of variance was extended March 16, 1943; and

WHEREAS, under section 7f of the zoning resolution, to permit the reconstruction and extension of a gasoline service station in business and residence use districts, affecting premises 242-02 to 242-12 Merrick boulevard and 133-41 to 133-45 242nd street, southeast corner (Block 13206 (3645), Lots 17 and 19), Rosedale, Borough of Queens, the resolution was amended as Vol. II, January 14, 1947; and

WHEREAS, plans were approved as being in substantial compliance with the requirements of the resolution February 25, 1947; and

WHEREAS, time to obtain permits and complete the work was extended March 2, 1948 and March 1, 1949; and

WHEREAS, the resolution was amended March 1, 1949; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1933 as *amended* by resolutions adopted March 1, 1949, by adding thereto:

"... that two additional 550 gallon gasoline tanks may be permitted in addition to tanks previously permitted and as indicated on revised plan showing location of such tanks, making a total of eight (8) such tanks marked "Received September 28, 1951," *on condition* that in all other respects the resolution shall be complied with, as adopted by the Board February 28, 1933, as *amended* January 14, 1947, and by approval of working plans marked "Received February 25, 1947," (N.B. Applic. 2029-45 and Misc. 973-51)."

72-36-BZ—Vol. II

APPLICANT—William D. Tucker, for Rosdniev Company, Inc., lessee; Estate of Thomas Snell, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—Application (decision of the commissioner of buildings) previously granted on condition for a term of five (5) years, under section 7c of the zoning resolution, permitting

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the extension from a retail use district into a residence use district of a business use (store) on part of the first story of a residence building.

PREMISES AFFECTED—322-332 Lexington avenue and 130 East 39th street, southwest corner (Block 894, Lot 71), Borough of Manhattan.

APPEARANCES—

For Applicant: William D. Tucker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (72-36-BZ—Vol. II)

WHEREAS, this application, under section 7c of the zoning resolution, to permit the extension from a retail use district into a residence use district of a business use (store) on part of the first story of a residence building, affecting premises 322-332 Lexington avenue and 130 East 39th street, southwest corner (Block 894, Lot 71), Borough of Manhattan, was granted by the Board as Vol. II, January 12, 1937, on certain conditions; and

WHEREAS, the resolution was amended February 10, 1942 and October 6, 1942; and

WHEREAS, the term of variance was extended February 10, 1942 and October 8, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 12, 1937 as amended by resolutions adopted through October 8, 1946, only so far as it has reference to the term of the variance for the southerly store within the residence use district, so that as amended this portion of the resolution shall read:

"... Granted under section 7, subdivision c for a term of five (5) years from the date of this amended resolution, to permit that portion of the street floor toward the southerly portion of the building within the residential use and the cellar in connection therewith to be used for business purposes as a retail grocery store on condition ... that other than as herein amended the resolution adopted on January 12, 1937, as amended through October 8, 1946, shall be complied with in all respects and a new certificate of occupancy shall be obtained (Viol. 47-35)."

489-38-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME TO COMPLETE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee 3

Negative

Not Voting: Chairman Murdock

THE RESOLUTION (489-38-BZ—Vol. II)

WHEREAS, this application, to permit in a residence use district, under section 21 of the zoning resolution, the erection and maintenance of a gasoline service station, premises 219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner (Block 3820, Lot 4), Springfield Gardens, Borough of Queens, was denied by the Board as Vol. I, January 17, 1939, without prejudice to reopening and further consideration after construction of the overpass of Springfield boulevard over Sunrise highway, and

WHEREAS, this application was granted by the Board, Vol. II, December 3, 1940, on certain conditions; and

WHEREAS, the term of variance was extended for 10 years October 24, 1944; and

WHEREAS, plans were approved as being in substantial compliance with the requirements of the Board's resolution February 8, 1949; and

WHEREAS, to obtain permits and complete the work was extended from time to time and last extended September 13, 1949; and

WHEREAS, the applicant requested further amendment of the resolution and time to complete.

Resolved, that the Board of Standards and Appeals do hereby amend the resolution adopted by the Board on October 24, 1944, by adding thereto:

"... that in view of statement by applicant that the work has been substantially completed, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of the amended resolution;

And add thereto:

that the gasoline pumps may be of the approved type as proposed in lieu of the parkway type pumps required by the resolution; that until curbs are set along North Conduit boulevard and Springfield boulevard the space to the present roadway may be paved as proposed, continuously for the entire frontage of the premises along North Conduit avenue and Springfield boulevard which shall include a sidewalk along Springfield boulevard from North Conduit boulevard northerly 144th street, and to permit the location of pumps along North Conduit boulevard for a distance of not less than 10 ft. from the base of pump islands to the street building line of North Conduit boulevard, provided the pumps along Springfield boulevard are set back the distance as required by the resolution, namely 15 ft. from the base of the pumps to the building line; that in other respects the requirements of the resolution adopted October 24, 1944 and the resolution approving plans shall be complied with (N.B. 3290-36)."

289-40-BZ—Vol. II

APPLICANT—Irving M. Fenichel, for Lerad Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re change of use on first story—re Application (decision of the borough superintendent, previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension in height of an existing building (milk bottling and distribution station).

PREMISES AFFECTED—103 Bruckner boulevard (formerly 447 to 457 East 133rd street), north 195 ft. west of Brown place (Block 2278, Lot 1 to 69 inclusive), Borough of The Bronx.

APPEARANCES—

For Applicant: Irving M. Fenichel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative: 0

THE RESOLUTION (289-40-BZ—Vol. II)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the extension in height of an existing milk bottling and distribution station, affecting premises 447-457 East 133rd street, north side, 95 ft. west of Brown place (Block 2278, Lots 64 and 69), Borough of The Bronx was granted by the Board July 16, 1940 as Vol. I, on certain conditions; and

WHEREAS, the resolution was amended February 24, 1942 and March 31, 1942 and the time to obtain permits and complete the work was extended on May 9, 1944 and May 15, 1945; and

WHEREAS, this application under section 7c of the zoning resolution to permit in a business use district, the extension in height of an existing building affecting premises 103 Ruckner boulevard north side, 195 ft. west of Brown place (Block 2278, Lots 64 to 69), Borough of The Bronx was granted by the Board July 8, 1947 as Vol II, on certain conditions; and

WHEREAS, time to complete was extended December 5, 1950; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 5, 1950, adding thereto:

"... that the occupancy of the 2nd floor may be for office use, storage and drivers' room, as indicated on revised plan marked "Received September 14, 1951," on condition that in all other respects the resolution as adopted by the Board on December 5, 1950, shall be complied with; that all permits shall be obtained and all work completed and a certificate of occupancy shall be obtained within six (6) months from the date of this *amended* resolution (Alt. Applic. 960-39 and Alt. Applic. 855-50)."

1-46-BZ

APPLICANT—William Gold for B.K.R. Holding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use, C and D area districts, the erection of a building to be used as a motion picture theatre and stores, using more than the permitted area.

PREMISES AFFECTED—97-39 to 97-45 Queens boulevard, 97-01 to 97-07 64th road, Northwest corner and 97-22 to 97-28 64th avenue (Block 2091, Lots 1, 4, 16 and 18), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: John D. Roeder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative: 0

THE RESOLUTION (871-46-BZ)

WHEREAS, this application under section 7c and 21 of the zoning resolution, to permit in residence and business use, C and D area districts, the erection of a building to be used as motion picture theatre and stores, using more than the

permitted area, affecting premises, 97-39 to 97-45 Queens boulevard; 97-01 to 97-07 64th road, northwest corner and 97-22 to 97-28 64th avenue (Block 2091, Lots 1, 4, 16 and 18), Woodside, Borough of Queens, was granted by the Board June 3, 1947, on certain conditions; and

WHEREAS, plans were approved September 16, 1947 as being in substantial compliance with the Board's resolution; and

WHEREAS, time to obtain permits and complete the work was extended September 21, 1948 and September 20, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 3, 1947 as *amended* by approval of plans on September 16, 1947, only so far as it has reference to the time within which to complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within the requirements of Sec. 22A of the zoning resolution (N.B. 986-45)."

46-49-BZ

APPLICANT—Pease and Elliman, Inc., for Anita D. Littell and Polly D. Howard, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, to permit for a term of years, in a residence use district, the change in occupancy of the rear portion of basement in an existing multiple dwelling to business use (office).

PREMISES AFFECTED—114 East 62nd street, south side, 117.6 ft. east of Park avenue (Block 1396, Lot 67), Borough of Manhattan.

APPEARANCES—

For Applicant: G. Russell Eldridge.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative: 0

THE RESOLUTION (46-49-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of the rear portion of the basement in an existing multiple dwelling to business use (office), affecting premises 114 East 62nd street, south side 117.6 ft. east of Park avenue (Block 1396, Lot 67), Borough of Manhattan was granted by the Board October 25, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 25, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under section 7, subdivision e for a term of one (1) year from the date of this *amended* resolution, on condition...

that other than as herein *amended*, the resolution adopted on October 25, 1949, shall be complied with in all respects and a new certificate of occupancy shall be obtained (Alt. Applic. 1723-48)."

(The remaining minutes of the meeting Tuesday afternoon, October 3, 1951, will be printed in the Bulletin of October 16, 1951).

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*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 17, 1951, as they appeared in Bulletin No. 17, Vol. 36, are hereby corrected to read as follows:

483-50-BZ

APPLICANT—Henry George Greene, for John J. Cavanaugh, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7h and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car-washing, lubritorium, motor vehicle repair shop, accessory sales and office and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—5140-5460 Broadway, northeast corner of West 220th street (Block 2215, Lot 842), Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy, John J. Cavanaugh and Herbert I. Kain.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee	3
Negative	0
Absent: Commissioner Kleinert	1

THE RESOLUTION (483-50-BZ)

WHEREAS, this application under sections 7f, 7h and 7i of the zoning resolution, to permit in business and unrestricted use districts, the erection and maintenance of a gasoline service station, car washing, lubritorium, motor vehicle repair shop, accessory sales and office and to permit the parking and storage of more than five motor vehicles affecting premises 5140-5160 Broadway, northeast corner of West 220th street (Block 2215, Lot 842), Borough of Manhattan was granted by the Board October 31, 1950 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals do hereby amend the resolution adopted on October 31, 1950 by adding thereto:

“... that in the event the owner desires to change the location of the accessory building as proposed under plan marked “Received March 27, 1951” (1 sheet) and as passed upon by the borough superintendent acting under N.B. Applic. 109-50, amendment denied March 16, 1951, such change in location of the accessory building may be permitted on condition that the resolution adopted by the Board on October 31, 1950 shall be complied with in all respects where not inconsistent with this amendment, and the rear portion of the lot shall be graded evenly so that the entire plot shall be levelled to the grade of Broadway; that there shall be no cellar constructed under the accessory building and that there may be two additional 550 gallon gasoline storage tanks, making a total of eight tanks, shown on such plans (N.B. 109-50).”

*Correction—The words “and that there may be two additional 550 gallon gasoline storage tanks, making a total of eight tanks, as shown on such plans” inserted at the end of this resolution, as indicated in italics.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and documents required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are required to file one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
CHIEF PETER LOFTUS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WHitehall 3-3600

OFFICE HOURS FOR PUBLIC— 9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

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PUBLIC HEARINGS

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Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to October 9, 1951

Cal. No. Dept. Premises Affected
646-51-A—F.D.—3319-3335 Atlantic avenue and 283-295 Euclid avenue, northeast corner (cellar and 1st floor); (Block 4145, Lot 1), Borough of Brooklyn, Decision re Order No. 29444 LC.

647-51-BZ—H.B.B.—535-549 Remsen avenue, east side, 100 ft. east of Church avenue (Block 4687, Lots 12, 14 and 17), Borough of Brooklyn, Alt. 739-51.

648-51-BZ—H.B.Bx.—3574 East Tremont avenue and 2896 Lafayette avenue, southwest corner (Block 5543, Lot 6), Borough of The Bronx, N.B. 1060-51.

649-51-BZ—H.B.Q.—61-44 to 61-56 164th street and 163-09 to 163-19 65th avenue, northwest corner (Block 6761, Lot 1), Flushing, Borough of Queens, N.B. 5036-51.

650-51-A—F.D.—8 East 12th street, south side, 200 ft. east of 5th avenue (12th floor); (Block 569, Lot 10), Borough of Manhattan, Order No. 86392 LC.

651-51-SM—Jay R. Smith combined wall closet fittings and carriers for all makes of wall type fixtures, Models 3SH, 5SH, 3DH, 5DH, 3SV, 5SV, 3DV and 5DV, manufactured by Jay R. Smith Manufacturing, Co., Material.

652-51-SA—Reliable Viscolator Type P and PC, Models P1, P2, P3, P4, PC1, PC2, PC3 and PC4, manufactured by Reliable Products Manufacturing Co., Inc., Appliance.

653-51-BZ—H.B.Q.—153-25 79th avenue, north side, 100.27 ft. west of Parsons boulevard (Block 6815, Lots 23 and part of 20), Flushing, Borough of Queens, Alt. 2167-51.

654-51-SM—Von Duprin panic exit devices, Model VA, manufactured by Vonnegut Hardware Co., Material.

655-51-BZ—H.B.M.—8 East 65th street, south side, 175 ft. east of 5th avenue (Block 1379, Lot 64), Borough of Manhattan, Alt. 1258-51.

656-51-A—H.B.Q.—92-90 165th street, west side, 76 ft. north of Dayton road (Block 10152, Lot 68), Jamaica, Borough of Queens, Misc. 1113-51.

657-51-SA—National Oil Burner, Models NB-2, NB-2A and NB-2C (formerly DeSoto Oil Burner Co., Model D), manufactured by The National Radiator Company, Appliance.

658-51-SA—Century Oil Burner, Models L1, L2, L3, L4, O1 and O2 and Ceco Oil Burners, Models M-1 and M-2, manufactured by Century Engineering Corp., Appliance.

659-51-SA—Bru-Wax Coffee Maker Machine, Model BM-3, manufactured by Conrad Forschner, Appliance.

660-51-A—H.B.Bx.—1895-1899 Wood avenue, north side, 90 ft. east of White Plains road and 1410-1440 Wood

road (cellar); (Block 3937, Lot 2000—formerly Lot 1), Borough of The Bronx, Alt. 613-51.

661-51-A—H.B.Bx.—Unionport road, south side, 39.03 east of Metropolitan avenue, 1450-1480 Parkchester road and 34-40 Metropolitan oval (cellar); (Block 3938, Lot 2—formerly Lot 1), Borough of The Bronx, Alt. 612-51.

662-51-A—H.B.Bx.—1511-1541 Metropolitan avenue, north side, 1192 ft. 8 in. west of Purdy street (cellar); (Block 3944, Lot 1), Borough of The Bronx, Alt. 611-51.

663-51-A—H.B.Bx.—1530-1580 Metropolitan avenue, south side, 345.9 ft. northeast of Unionport road and 974.6 ft. west of Purdy street (cellar); (Block 3944, Lot 100—formerly Lot 1), Borough of The Bronx, Alt. 610-51.

Restored to Docket

1187-24-BZ—Vol. II—H.B.Q.—87-28 109th street, west side, 264.67 ft. south of Jamaica avenue and 87-29 108th street (Block 9298, Lots 1, 55, 56 and 91), Richmond Hill, Borough of Queens, Alt. 1837-51.

114-28-BZ—Vol. II—H.B.Q.—109-07 to 109-21 101st avenue and 97-44 to 97-52 110th street, northwest corner (Block 9395, Lots 51 and 53), Richmond Hill, Borough of Queens, Alt. 1576-51.

392-28-BZ—Vol. II—H.B.Q.—109-45 Francis Lewis boulevard and 206-01 Hollis avenue, northeast corner (Block 10913, Lot 33), Bellaire, Borough of Queens, Amendment to N.B. 3273-51.

227-43-BZ—Vol. II—H.B.Q.—31-35 41st street, east side, 350 ft. south of 31st avenue (Block 679, Lot 27), Astoria, Borough of Queens, Alt. 1450-51.

323-47-SM—Vol. II—Olsen Gypsum Lath Clips, Models F-1, F-2, C, Z-1 and Z-2, manufactured by Neslo Manufacturing Corp., Material.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
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Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	Apr. 24, 1951—Vol. 36, No. 7
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 5
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Fire Alarm Rules (Interior)	Mar. 13, 1951—Vol. 36, No. 11

CALENDAR

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Fire Drill Rules	July 24, 1951—Vol. 36, No. 30
Fire Resistant, Flameproof Materials, etc., Rules for Testing of	Mar. 13, 1951—Vol. 36, No. 11
Fire Retarding Rules for Garages, etc.	June 26, 1951—Vol. 36, No. 26
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Fireproof Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Welding and Gas Cutting Rules	Feb. 27, 1951—Vol. 36, No. 9A
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Highway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Oct. 25, 1949—Vol. 34, No. 43A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	July 24, 1951—Vol. 36, No. 30A
Opening Protective Assemblies, Rules for Inspection of	Sept. 18, 1951—Vol. 36, No. 38
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Jan. 16, 1951—Vol. 36, No. 3
Procedure Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 13, 1951—Vol. 36, No. 11A
Straying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Trinkler Rules	June 29, 1937—Vol. 22, No. 26
Underpipe, Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Fire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System. Chap. 19....Mar. 27, 1951—Vol. 36, No. 13A
 Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 16, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 16, 1951, at 10 o'clock in Room 3, Municipal Building, Manhattan, on the following matters:

3-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit in local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubrication and accessory sales; premises 3767-7 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

5-51-BZ—Application, March 28, 1951, under sections 7d and 7i of the zoning resolution, of Lama, Proskauer & Weber, applicants, on behalf of Benjamin C. Nevin, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, auto washing, accessory sales and storage, motor vehicle repairs and office; premises 146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.

5-51-BZ—Application, February 2, 1951, under sections 7d and 7i of the zoning resolution, of Samuel Juster, applicant, on behalf of David D. Cantor, owner, to permit in retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubrication, accessories, motor vehicle repairs and office for a term of ten years; premises 1585-1611 Ralph avenue and 6001-6003 Farragut road, northeast corner and 512-534 East 3rd street (Block 7956, Lot 1), Borough of Brooklyn.

47-BZ—Reopened May 2, 1950 as Volume II—Application, April 21, 1950, under sections 7i, 7e and 7A of the zoning resolution of Burke, Morrison and Green, applicant, on behalf of E. Koepfel, Inc., owner, to permit

in a residence and business use district, the parking of cars on roof of existing structure with a business driveway crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection; premises 162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

366-51-A—162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

313-51-BZ—Application, May 2, 1951, under section 7e of the zoning resolution, of Carroll Blake, applicant, on behalf of Mary Molina, owner, to permit in a residence and business use district, the installation of power saws in existing lumber storage building, to be used as a wood cabinet making shop for a term of twenty years; premises 2898-2902 Nostrand avenue, west side, 540 ft. north of Avenue P (Block 7690, Lot 73), Borough of Brooklyn.

1051-21-BZ—Reopened June 5, 1951 as Volume II—Application, May 21, 1951, under sections 7c, 7e and 7f of the zoning resolution of Anthony T. Nappi, for Mary Nappi, owner, to permit in a residence and business use district, the additional use of a gasoline service station, auto washing, lubrication, sale of auto accessories and office; and the parking of motor vehicles waiting to be serviced—to existing garage for more than five motor vehicles and motor vehicle repair shop; premises 1820-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

296-32-BZ—Reopened July 17, 1951 as Volume IV—Application, November 15, 1950, under sections 7e, 7f and 7A of the zoning resolution of Paul Friedman, for Kings Bay Realty Corporation, owner (Irving Saltz and Edmund Papano, lessees); (conditional vendee; Regal Properties, Inc.), to permit in the business use district portion of a plot partly in a residence use district, and partly in a business use district, for a term of ten years, the erection and maintenance of a gasoline service station, lubrication, auto washing, office and sale of accessories with curb cuts and sign more than the permitted distance from the intersection; premises 115-123 Kings Highway, and 1626-1640 Stillwell avenue, northwest corner (Block 6253, Lot 21), Borough of Brooklyn.

436-37-BZ—Reopened July 17, 1951 as Volume II—Application, June 21, 1951, under sections 7f and 7h of the zoning resolution of Henry George Greene, for Amp Auto Service, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing lubrication, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt portion of plot; premises 239-255 East 3rd street, north side, 90 ft. west of Avenue C, 292-298 East 4th street, south side, 90 ft. west of Avenue C (Block 386, Lots 32 and 33), Borough of Manhattan.

394-51-BZ—Application, May 29, 1951, under sections 7f and 7i of the zoning resolution of Henry George Greene, for the Houston Theatre Corporation, owner, to permit in a business use district, the change in use of cellar to garage for more than five motor vehicles, and the change in use of first floor to garage for more than five motor vehicles, gasoline service station, lubrication and motor vehicle repair shop; premises 111-117 East Houston street and 229 Chrystie street, southwest corner (Block 427, Lot 27), Borough of Manhattan.

356-50-A—193 Melrose street, north side, 151 ft. west of Central avenue (building 13); (Block 3156, Lots 203 and 207), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

OCTOBER 16, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 16, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

210-51-A—139 Front street, northeast corner of Depeyster street (Block 37, Lot 29), Borough of Manhattan.

237-51-A—116-162 Inlay street, west side, from Commerce to Verona streets, 111-121 Commerce street and 122-132 Verona street (1st, 5th and 6th floors); (Block 515, part of Lot 61), Borough of Brooklyn.

537-51-A—341-361 Park avenue and 101-105 East 51st street, northeast corner and 98 East 52nd street (subcellar); (Block 1306, Lot 1), Borough of Manhattan.

262-51-A—46 Park avenue, west side, 78 ft. 6 in. north East 36th street (Block 866, Lot 39), Borough of Manhattan.

600-51-A—305 Beach 87th street, west side, 27.72 ft. north of Freeway (Block 572, Lot 18), Rockaway Beach, Borough of Queens.

402-41-A—Vol. III—2892 Valentine avenue, east side, 380 ft. north of East 198th street (Block 3302, Lots 23, 24, 25), Borough of The Bronx.

419-51-A—504-510 East 14th street, south side, 96 ft. east of Avenue A (Block 407, Lot 10), Borough of Manhattan.

630-51-A—148-38 58th road, south side, 134.56 ft. west of 150th street (rear yard driveway); (Block 6423, Lot 58), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 23, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 23, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

220-51-BZ—Application, March 30, 1951, under sections 7f and 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Vito Macina, Jr., owner, to permit in a business use district, the erection and maintenance of a gasoline (and oil selling) station and the parking and storage of more than five motor vehicles; premises Williamsbridge road, west side, 100 ft. north of Neill avenue (Block 4306, Lots 13 and 14), Borough of The Bronx.

354-45-BZ—Vol. II—Reopened September 18, 1951—for consideration as to new proposal—re Application of Lama, Proskauer and Prober, applicants, on behalf of L. and R. Realty Co., Inc., owner, under section 7c of the zoning resolution, to permit partly in a business use and partly in a residence use district, the proposed change in occupancy from public garage, office and gas station to factory use, using more than the permitted area for manufacturing use; premises 341-347 Reid avenue and 63-79 Marion street, northeast corner (Block 1692, Lot 1), Borough of Brooklyn.

16-36-BZ—Vol. II—Reopened September 18, 1951—for consideration as to amendment re additional storage tanks—re Application of Frederick A. Ketcher, applicant on behalf of Kesbec, Inc., owner, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station (previously denied under sections 7f and 21), motor vehicle repair shop, auto washing, lubricatorium, office and sale of accessories, for a term of

fifteen years; premises north side of Westchester avenue northwest corner of White Plains road and northeast corner of Leland avenue (Block 3880, Lots 1, 2, 3, 4 and 5), Borough of The Bronx.

626-41-BZ—Reopened September 25, 1951 for consideration as to extension of term of variance—re Application of Embury and Lucas, applicants, on behalf of Metropolitan Jockey Club, owner, under section 7h of the zoning resolution, to permit in a residence use district, for a term of years, the transient parking within the residential area as an extension to the permissive parking in the business area; premises 165-10 Baisley boulevard, southeast corner of New York boulevard (Block 3300, Lot 2), Jamaica, Borough of Queens.

1029-40-A—165-10 Baisley boulevard, south side, 480 ft. east of New York boulevard (Block 3300, Lot 2), Jamaica, Borough of Queens.

446-50-BZ—Reopened and restored to docket, September 25, 1951—re Application of Herbert H. Widder, applicant, on behalf of Mary Kulwiec, owner, under section 21 of the zoning resolution, to permit in a residence use E-1 area district, the erection and maintenance of two-family dwelling nearer to the street line permitted premises 150-05 84th road, northeast corner of 150th street (Block 9750, Lot 29), Jamaica, Borough of Queens.

204-24-BZ—Reopened February 27, 1951 as Volume II—Application, February 2, 1951, under section 7e of the zoning resolution of Lama, Proskauer and Prober, for Michael DeLaurenzo, owner (Sunrise Waste Material Co., Lessee), to permit in a residence use district, the extension in use of building for a period of two years (change of occupancy from garage for more than five motor vehicles to a junk shop previously granted by the Board—expires November 21, 1955), and to permit loading platform on adjoining lot to be used in conjunction with junk shop; premises 475-479 Hemlock street east side, 129 ft. 7½ in. south of Liberty avenue (Block 4200, Lots 8 and 9), Borough of Brooklyn.

109-34-BZ—Reopened February 14, 1951 as Volume II—Application, January 30, 1951, under section 7i of the zoning resolution of Morton S. Cahn, for Louis Feinstein, owner, to permit in a business use district, the addition of motor vehicle repairing to existing gasoline service station, sales and auto accessories, greasing, auto laundry, and office; and the parking for ten cars; premises 64-40 Myrtle avenue and 72-02 Cypress Hills street southwest corner (Block 3594, Lot 7), Glendale, Borough of Queens.

1082-41-BZ—Reopened July 17, 1951 as Volume II—Application, June 14, 1951, under section 7h of the zoning resolution of Levy and Nevins, for Exner Realty Corporation, owner (Exner Sand and Gravel Corp., lessee), to permit in a residence and unrestricted use district, the parking and storage of motor vehicles, and the reconstruction of a building to be used as an office for a term of years; premises 441 East 109th street, northwest corner of Franklin D. Roosevelt (East River) drive (Block 1703, Lot 22 and part of Lot 18), Borough of Manhattan.

205-51-BZ—Application, March 26, 1951, under section 21 of the zoning resolution, of Shangri-La Homes, Inc., owner, to permit in a residence use, G area district, the maintenance of existing building (dwelling) without required setback; premises 252-68 Leeds road, east side, 422.12 ft. south of 254th street (Block 8253, Lot 2), Little Neck, Borough of Queens.

410-51-BZ—Application, June 11, 1951, under section 7i of the zoning resolution of Robert J. Farrington, for Gertrude Waxenbaum, owner, to permit in a residence use district, the change in occupancy from club and one family dwelling to funeral home; premises 1011 Pelham Parkway, northeast corner of Esplanade (Westchester) (Block 4365, Lot 5), Borough of The Bronx.

CALENDAR

54-51-BZ—Application, August 3, 1951, under sections 7c, 7h and 21 of the zoning resolution, of Lehman and Witzsimons, for Roland Realty and Construction Corporation, owner, to permit in the local retail use, C area district portion of plot, the maintenance of existing building by the conversion of loading areas to store areas constituting an extension of use into residence use district and makes the coverage more than is permitted; and to permit the parking of automobiles in the residence use portion of plot for patrons and employees—no fee to be charged; premises 138-18 to 138-38 Northern boulevard, south side, 150.38 ft. east of Union street (Block 5010, Lot 28), Flushing, Borough of Queens.

27-51-BZ—Application, September 13, 1951, under sections 7e, 7f, 7h and 7i, of the zoning resolution of Paul Friedman, for Benson Chevrolet, Inc., owner (General Outdoor Advertising Co., lessee), to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop incident to authorized automobile dealer's use, including a non-storage garage for more than five, but not more than seventy motor vehicles; an automobile showroom for authorized automobile dealer; storage sale and display of more than five but not more than twenty-five used motor vehicles; free parking of more than five but less than thirty motor vehicles for patrons and employees only, office, conference room and storage of bulk auto parts; with a roof sign not in conformity with Zoning Resolution; premises 153-1583 86th street and 8514-8524 16th avenue, northeast corner and 1558-1562 85th street (Block 6341, Lot 1), Borough of Brooklyn.

28-51-A—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (mezzanine); (Block 6341, Lot 30), Borough of Brooklyn.

7-51-A—120 Wooster street, east side, 75 ft. south of Prince street (2nd floor); (Block 500, Lots 11 and 13), Borough of Manhattan.

5-51-A—4902-4924 2nd avenue, west side, from 49th to 50th streets, 102-170 49th street and 111-169 50th street (1st floor); (Block 780, Lot 1), Borough of Brooklyn.

0-46-A—Vol. II—620-634 12th avenue, east side, from West 47th to West 48th streets (Block 1095, Lots 11-17, 48 and 50-54); (3rd floor), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 23, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 23, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

0-51-A—Foot of Kent street, 527 ft. 5½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

9-51-A—Foot of Huron street, 643 ft. west of West street (Block —, Lot —), Borough of Brooklyn.

1-51-A—Foot of Java street, 544 ft. 1½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

5-51-A—618 Lexington avenue, west side; 20 ft. 10¾ in. north of East 53rd street (5th floor); (Block 1308, Lot 1), Borough of Manhattan.

5-51-A—242-244 William street, northeast corner of Lane street and 14 New Chambers street (5th, 6th floors and 6th floor mezzanine); (Block 119, Lot 12), Borough of Manhattan.

2-51-A—101-28 45th avenue, south side, 100 ft. west of 1st street (Block 1630, Lots 13, 14), Corona, Borough of Queens; (under section 35 of the General City Law

re bed of mapped street—proposed widening of 45th avenue.

565-51-A—114-08 Mexico street, southwest corner of Murdock avenue and northeast corner of 114th road (Block 10396, Lots 2 and 27); 189-11, 189-17 and 189-21 114th road, north side, 77.86 ft. east of Murdock avenue, 105 ft. west of Mexico street, and 65 ft. west of Mexico street (Block 10396, Lots 5, 7 and 10), St. Albans, Borough of Queens.

589-51-A—805-807 1st avenue and 343 East 45th street, northwest corner (exterior facades); (Block 1338, Lots 22½, 23 and 24), Borough of Manhattan.

646-51-A—3319-3335 Atlantic avenue and 283-295 Euclid avenue, northeast corner (cellar and 1st floor); (Block 4145, Lot 1), Borough of Brooklyn.

443-51-A—1539-1559 Troy avenue and 4402-4508 Glenwood road, southeast corner (Block 7728, Lots 36 and 51), Borough of Brooklyn.

664-51-A—319-331 Winthrop street, north side, 169.10 ft. east of Nostrand avenue (Block 4819, Lot 62), Borough of Brooklyn.

670-51-A—83-59 248th street, northeast corner of Hillside avenue; 83-55 249th street, east side, 50 ft. north of Hillside avenue; 83-56 250th street, west side, 50 ft. north of Hillside avenue and 83-60 250th street, northwest corner of Hillside avenue (Block 8592, Lots 32, 34, 39 and 41); 83-57 250th street, northeast corner of Hillside avenue; 83-53 250th street, east side, 50 ft. north of Hillside avenue; 83-58 251st street, northwest corner of Hillside avenue and 83-54 251st street, west side, 50 ft. north of Hillside avenue (Block 8393, Lots 32, 34, 39 and 41); 83-57 251st street, northeast corner of Hillside avenue; 83-53 251st street, east side, 50 ft. north of Hillside avenue; 83-52 252nd street, west side, 50 ft. north of Hillside avenue and 83-56 252nd street, northwest corner of Hillside avenue (Block 8594, Lots 31, 33, 42 and 44); 83-51 and 83-55 252nd street, east side, 40 ft. and 80 ft. north of Hillside avenue; 83-59 252nd street, northeast corner of Hillside avenue; 83-54 253rd street, west side, 50 ft. north of Hillside avenue and 83-58 253rd street, northwest corner of Hillside avenue (Block 8595, Lots 31, 33, 38, 40 and 42) Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 30, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 30, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

444-51-BZ—Application, June 19, 1951, under section 7c of the zoning resolution of Henry George Greene, applicant, on behalf of East River Service Center, Inc., owner, to permit in a residence use district, the change in occupancy from storage garage and motor vehicle repair shop by the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, motor vehicle repair shop and office; premises 495-499 Franklin D. Roosevelt drive, southwest corner of Delancey street, 26 Mangin street and 6 Broome street (Block 322, Lots 37, 50, 51, 52 and 53), Borough of Manhattan.

559-47-BZ—Reopened April 10, 1951 as Volume II—Application, March 12, 1951, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober on behalf of Abe Messinger, owner (Ace Automobile Sales Co., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; prem-

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ises 1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn.

787-50-BZ—Application, October 16, 1950, under section 7c of the zoning resolution of Simeon Heller, for Anna Di Agostino, owner (Jerry and Leonardo, Inc., lessee), to permit in a business use district, the extension of (in use and area), an existing gasoline service station and motor vehicle repair shop (previously granted by the Board for a term of years—expires June 28, 1951), to be used as a gasoline service station, office, salesroom, motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona, Borough of Queens.

381-51-BZ—Application, June 1, 1951, under sections 7c, 21 of the zoning resolution of Lehman and Fitzsimons, for Gustav F. Veirman, owner, to permit in a residence use district, the extension to an existing riding stable; premises 231-11 56th road, north side, from Easthampton boulevard to 232nd street, 29-37 Easthampton boulevard and 53-50 to 53-62 232nd street (Block 7510, Lot 33), Bayside, Borough of Queens.

462-51-BZ—Application, June 19, 1951, under section 7d of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of estate of Katherine W. Kean, owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from resident to lecture rooms, library, offices and caretaker's apartment; premises 117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

463-51-A—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

39-37-BZ—Reopened April 17, 1951 as Volume IV—Application, March 19, 1951, under section 7c of the zoning resolution of Ribelle V. Perotto, for H. R. Schwartz, Arnold Schwartz, Henry L. Schwartz, B. D. Schwartz and I. W. Schwartz owners (doing business as United Service Stations), to permit in a business use district, the extension in use of gasoline service station, brake testing station, and the parking and storage of more than five motor vehicles; to include area now used for the parking and storage of more than five motor vehicles, to be used as a gasoline service station, auto laundry, lubrication, and brake-testing, and to permit the installation of four additional gasoline storage tanks and four additional dispensing pumps; premises 619-641 Coney Island avenue, east side, from Mathews place to Slocum place, 2-8 Mathews place and 1-5 Slocum place (Block 5141, Lots 53 and 74), Borough of Brooklyn.

617-40-BZ—Reopened July 24, 1951 as Volume II—Application, July 18, 1951, under section 7e of the zoning resolution of Dominick Salvati & Son, for Garfield Park Postal Building Corp., owner, to permit in a residence use district, the erection and maintenance of a United States Post Office (Finance station); premises 1623-1625 East 17th street, east side, 100 ft. south of Avenue P (Block 6780, Lot 77), Borough of Brooklyn.

226-41-BZ—Reopened July 24, 1951 as Volume II—Application, July 18, 1951, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, for Joseph T. Donohue, owner, to permit in a residence use, B area district, the extension of one story altered building, for use as a store, using more than the area permitted; premises 60-62 East 86th street, south side, 134 ft. 5½ in. east of Madison avenue (Block 1497, Lots 48 and 48½), Borough of Manhattan.

460-51-BZ—Application, June 21, 1951, under sections 7f, 7i and 7h of the zoning resolution, of Henry George Greene, for Jerry I. Kaufman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, sale of accessories, lubrication, car washing, motor vehicle repairs, and office; and to permit the parking and storage of more than five motor vehicles; premises Northwest corner East 162nd street and Park avenue, also northeast corner East 162nd street and Teller avenue (Block 2422, Lot 59), Borough of The Bronx.

815-26-BZ—Reopened May 22, 1951 as Volume III—Application, May 2, 1951, under section 7i of the zoning resolution of Robert Gottlieb, for 450 Southern Boulevard Realty Corporation, owner, to permit in a business and unrestricted use district, the change in occupancy from trade school to motor vehicle, body and fender repair shop; premises 450 Southern boulevard, west side, 66 ft. north of East 145th street and 825 East 145th street (Block 2600, Lot 28), Borough of The Bronx.

433-29-BZ—Reopened June 5, 1951 as Vol. III—Application, May 4, 1951, under sections 7i and 21 of the zoning resolution of Lama, Proskauer and Prober, for Sol Linchytz, owner (Richard Motors, lessee), to permit in a business use, C area district, the extension of existing building using more than the area permitted and the addition of touch up painting and spraying to existing motor vehicle repair shop, wheel alignment, brake-testing and lubrication; premises 807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue (Block 1429, Lots 56, 59, 60 and 61), Borough of Brooklyn.

472-37-BZ—Reopened April 10, 1951 as Volume III—Application, March 12, 1951, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, for Salvatore Castagna, owner (Volpe Brothers, lessee), to permit in a residence use, D area district, the erection and maintenance of a storage garage for more than five motor vehicles, lubrication, auto laundry, motor vehicle repair shop and office, using more than the area permitted, on plot with an existing gasoline service station, lubrication, car washing and office; premises 178-198 28th avenue and 2765-2777 Cropsey avenue, northeast corner (Block 6915, Lots 49, 51 and 151), Borough of Brooklyn.

415-50-BZ—Application, June 14, 1950, under section 7 of the zoning resolution, of Joseph A. Doyle, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

407-51-BZ—Application, May 22, 1951, under section 21 and 19b of the zoning resolution, of J. Herbert Buhrmeister, applicant, on behalf of Lana Development Corp., owner, to permit in a residence use, D area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the Zoning Resolution as to rear yards and with parking and garage spaces as calculated for the development as a unit instead of individual buildings; premises 182-1 to 182-15 and 183-03 58th avenue and 56-28 to 56-184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens.

408-51-A—182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-184th street, southwest corner and 56-33 to 56-53 Utopia parkway, north

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ast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens.

08-51-BZ—Application, July 20, 1951, under sections 7c and 21 of the zoning resolution, of E. J. Cappello, applicant, for John B. Brennan, owner, to permit in residence use, G1 area district, the change in occupancy from one family dwelling to two family dwelling, and the erection of an extension nearer to lot line than is permitted; premises 41-12 170th street, west side, 87 ft. south of 41st avenue (Block 5346, Lot 31), Flushing, Borough of Queens.

00-51-BZ—Application, August 15, 1951, under sections 7c and 7e of the zoning resolution, of Samuel A. Hertz, applicant, for Rosirv Realty Corp., owner (Rachel Morowitz, lessee), to permit in the residence use district portion of a lot located in a residence and business use district, a curb cut and driveway to be used by existing hardware store for loading and unloading; and to permit the existing wooden shed over rear yard in residence and business use district portion to remain; premises 4309 Broadway, west side, 37 ft. 3 1/8 in. south of West 184th street and 710 West 184th street (Block 2180, Lots 114 and 115), Borough of Manhattan.

1-51-A—4309 Broadway, west side, 37 ft. 3 1/8 in. south of West 184th street and 710 West 184th street (1st floor, shed at rear and balcony); (Block 2180, Lots 114 and 115), Borough of Manhattan.

8-51-A—Appeal from a decision of the fire commissioner, re transportation, storage and sale of combustible mixture, known as Revlon Nail Enamel Remover in glass containers, in New York City (quantity in containers not in conformity with Administrative Code requirements).

1-51-A—182-202 Douglas street, south side, 125 ft. east of Bond street (Block 417, Lots 1 and 9), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 30, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, October 30, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

2-51-SA—Utility Gas Fired Suspended Unit Heaters—Models 65, UHF, 90 UHF, 150 UHF, and 225 UHF.

5-51-SA—Auto Bake Mobile Infra-Red Ovens—Models 710, 720, 730, 740, 750 and 760.

5-51-SA—Anderson Dryer (Gas Fired) Indirect Type.

5-51-SA—York-Heat Oil Fired Warm Air Suspended Units, Models S1-115, S1-150 and S1-205.

4-45-SM—Vol. II—"Fabrilit" V-3708 FR (reopened July 17, 1951 re amendment of resolution to include additional fabric—"Fabrilit" V-3708-R).

2-51-SM—Burlington Mills All Nylon Drapery Fabric—Model S-4307.

5-51-SM—Vol. II—Trans-Color Screen, Williams Perforated Sound Type (Motion Picture Screen).

4-34-SA—Vol. III—"Lynn" Models 1F, 2CA and H (domestic and commercial oil burners); (reopened September 18, 1951 re amendment of resolution to include additional models, namely "Lynn"—Models 1F, 2CA and H).

488-51-SA—Calorex Series R-100 Burner—Models 150, 200, 350 and 500.

369-51-SA—Ingersoll-Rand Company Fuel Oil Transfer Pump Model GT, Sizes 2" through 8".

269-51-A—30-32 West 13th street, south side, 401 ft. east of 6th avenue (Block 576, Lot 23), Borough of Manhattan.

308-51-A—143-145 Prince street and 445-449 West Broadway, northeast corner (Block 515, Lot 45), Borough of Manhattan.

306-51-A—176 Madison avenue, west side, 49.4 1/2 ft. north of East 33rd street (Block 863, Lot 21), Borough of Manhattan.

307-51-A—469-471 Broome street, southwest corner of Greene street (Block 475, Lot 47), Borough of Manhattan.

305-51-A—473-475 Broome street, south side, 50 ft. west of Greene street (Block 475, Lot 46), Borough of Manhattan.

867-50-A—89 Hull street, north side, 25 ft. west of Hopkinson avenue (1st floor); (Block 1532, Lot 39), Borough of Brooklyn.

452-51-A—49-10 Metropolitan avenue, south side, 194.37 ft. west of Bohack square (2nd, 3rd and 4th floors); (Block 3375, Lot 40), Ridgewood, Borough of Queens.

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

159-51-A—32-09 Douglaston parkway (also known as 600 West drive), northeast corner of Manor road (Block 8031, Lot 1), Douglaston, Borough of Queens.

336-51-A—982 East 55th street, west side, 55 ft. north of Avenue H (Block 7738, Lot 77), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 7, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November 7, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

90-42-BZ—Reopened July 24, 1951 as Volume II—Application, June 28, 1951, under sections 7f, 7i and 7h of the zoning resolution of Henry George Greene, for Abraham Rubinstein, owner, to permit in a business district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises West side of Edward L. Grant Highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx.

413-49-BZ—Reopened June 19, 1951 as Volume II—Application, June 19, 1951, under section 7c of the zoning resolution of Schuman and Lichenstein, for 119-20 Corporation, owner (Rogers Drug Co., lessee), to permit in a residence and local retail use district, the extension of existing building for loading area with an en-

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trance through residence use portion of plot; premises 119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), Jamaica, Borough of Queens.

89-38-BZ—Vol. II—Reopened April 24, 1951 as Volume II—Application, March 28, 1951, under sections 7e, 7f, 21 of the zoning resolution of Herman Kron, applicant, for Isaac T. Flatto, owner, to permit in a business use district portion of a lot located in a residence and business use district, the erection and maintenance of a garage (C area) for more than five motor vehicles using more than the area permitted and with roof parking; premises 714 Cypress avenue and 1682 Palmetto street, southeast corner (Block 3449, part of Lot 6), Ridgewood, Borough of Queens.

188-50-BZ—Application, March 15, 1950, under sections 7c and 7d of the zoning resolution, of Henry Nordheim, applicant, for No. 2 Corporation, owner (V-Marc Dress Co., lessee), to permit store No. 8 located in the retail use district portion of lot to be changed to factory use; premises 1264-1278 St. Lawrence avenue, east side, 58.48 ft. north of Westchester avenue (Block 3786, Lot 13), Borough of The Bronx.

197-51-BZ—Application, February 23, 1951, under section 7c of the zoning resolution, of Lama Proskauer and Prober, applicant, for Rose and Paul Marchesano, owners, to permit in a residence and business use district, the change in occupancy from accessory garage to one family dwelling to garage for two trucks; and from the storage of building materials in yard to parking and storage of three trucks and one pleasure car and the storage of building materials; premises 454-458 Leferts avenue, south side, 99 ft. 1 in. west of Brooklyn avenue (Block 1331, Lot 25), Borough of Brooklyn.

203-51-BZ—Application, March 26, 1951, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, for Monde Realty Corp., owner, to permit in a residence use, D1 area district, the erection and maintenance of seventeen one family dwellings without the required side yards at both ends of each group, and nearer to the street line than is permitted; premises 65-40 to 65-58 Alderton street, southwest of Elwell Crescent and northwest corner of 66th avenue and 86-01 to 86-15 66th avenue (Block 3135, Lots 1, 89 to 96 inclusive and 6 to 12 inclusive), Forest Hills, Borough of Queens.

243-51-BZ—Application, April 6, 1951, under sections 7c, 7i and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, for Herbert Lang, owner (William Mareno, lessee), to permit in a business use district, the extension of existing accessory building to enclose present open lubrication pit and one new lubrication lift, and also to permit the use of rear of site for the parking of cars waiting to be serviced; premises 90-14 to 90-20 101st avenue and 101-02 to 101-10 91st street, southwest corner (Block 9096, Lots 7, 9), Richmond Hill, Borough of Queens.

543-51-BZ—Application, August 3, 1951, under section 7h of the zoning resolution, of Henry George Greene, applicant, for Gehring Realty Corp., and Ravenast, Inc., owners, to permit in the residence use district portion of a lot located in a residence and retail use district, the extension of existing parking and storage of motor vehicles for a term of years; premises 183-02 to 183-20 Hillside avenue and 88-02 to 88-18 184th street, southwest corner and 88-01 to 88-15 183rd street (Block 9930, Lots 22, 26, 27, 31 and 39), Jamaica, Borough of Queens.

564-51-BZ—Application, August 17, 1951, under section 7h of the zoning resolution, of J. G. L. Molloy, applicant, for C. L. R. Realty Co., Inc., owner, to permit in a res-

idence and business use district, the parking and storage of motor vehicles for a term of years; premises 101-06 Queens boulevard, south side, 37.14 ft. east of 67th road and 100-26 to 100-36 67th road (Block 317, Lots 19, 21 and 23), Forest Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 14, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November 14, 1951, at 10 o'clock* Room 1013, Municipal Building, Manhattan, on the following matters:

282-49-A—Vol. II—60 Broadway, southeast corner Wythe avenue (2nd floor, Gretsck Building No. 4 (Block 2130, Lot 5), Borough of Brooklyn.

83-51-A—1601-1609 Van Buren street, south side, 3 ft. east of Van Nest avenue (Block 4018, Lot 20), Borough of The Bronx.

324-51-A—101-111 (103 displayed) 50th street, northeast corner of 1st avenue (Block 780, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 14, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 14, 1951, at 2 o'clock* Room 1013, Municipal Building, Manhattan, on the following matters:

918-22-SA—Vol. II—Williams Oil-O-Matic Oil Burner Model HP-3A (reopened September 13, 1949 re amendment of resolution as to marketing of Williams-Oil-O-Matic Oil Burner Model A under the trade name Comman—Model 804).

742-50-SM—Sussman Syphon-Cap (Ventilator Cap Stationary Type).

474-50-SA—Haughton Type K Bar Interlock.

123-51-SM—Dynel Fabric Style 3060 Dynel Chevrolet.

425-51-SA—Alstrom Safeguard Oil Preheater—Model DT.

597-51-SM—Cover Crete Finish Plaster (hard finish concrete).

996-38-SM—Nu-Wood Insulating Fiber Board (reopened October 3, 1950 re amendment of resolution to include ½ inch Asphalt Coated and Asphalt Impregnated Wood Sheathing).

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 20, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 20, 1951, at 10 o'clock* Room 1013, Municipal Building, Manhattan, on the following matter:

393-51-A—224-39 Jamaica avenue, north side, 174.8 ft. east of 224th street (Block 10743, Lot 110), Queens Village, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

MINUTES

BOARD OF STANDARDS AND APPEALS

Remaining Minutes of Meeting of October 3, 1951).

77-45-BZ

APPLICANT—Elsie and Michael O'Connor, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of a stable (riding academy for 8 horses for hire).

REMISES AFFECTED—198-73 Foothill terrace, east side, 98 ft. north of Hillside avenue (Block 10532, Lots 128 and 131), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Michael O'Connor.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (777-45-BZ)

WHEREAS, this application under section 7e of the zoning resolution to permit in a residence use district the maintenance of a stable (riding academy for 8 horses for hire) affecting premises 198-73 Foothill terrace, east side, 98 ft. north of Hillside avenue (Block 10532, Lots 128 and 131), Queens Village, Borough of Queens was granted by the Board July 23, 1946, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 23, 1946, only insofar as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... Granted under section 7, subdivision e, for a term of five (5) years from the date of this amended resolution, to permit the continuance of this stable for eight (8) riding horses, on condition. ...

that other than as herein amended, the resolution adopted on June 23, 1946, shall be complied with in all respects and a new certificate of occupancy obtained (Alt. Applic. 1641-43)."

50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph and Bessie Schepps, owners.

SUBJECT—Application for consideration—reopening and amendment—re Application (decision of the borough superintendent) previously granted on condition under sections 7e and 7i of the zoning resolution, to permit in a residence use district, the demolition of existing twenty one-car garages and to permit the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, accessory sales and storage and office.

REMISES AFFECTED—3320-3336 Atlantic avenue and 297-299 Euclid avenue, southeast corner (Block 4162, Lot 2), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (17-50-BZ—Vol. II)

WHEREAS, this application under sections 7e and 7i of the zoning resolution, to permit in a residence use district the demolition of existing twenty (20) one-car garages and to permit the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, accessory sales and storage, and office (previously withdrawn, as Vol. I, April 18, 1950), affecting premises 3320 to 3336 Atlantic avenue and 297 to 299 Euclid avenue, southeast corner (Block 416, Lot 2), Borough of Brooklyn was granted by the Board, as Vol. II, June 5, 1951, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 5, 1951, by adding thereto:

"... that the brick wall required to be erected on the Euclid avenue building line may be reduced in length so as to stop at the block of concrete as indicated on revised plan marked 'Received September 17, 1951'; that the number of gasoline storage tanks may be increased from six (6) to ten (10), as indicated on such plan; that two (2) additional pumps may be erected as indicated on such plan; that the easterly lot line may be changed to 57 ft. 3 3/8 in. in lieu of 52 ft. 2 1/8 in. to agree with the corrected city map and the accessory building may be increased to 57 ft. 3 3/8 in. at the easterly wall to conform therewith, on condition that in all other respects the resolution as adopted by the Board on June 5, 1951, shall be complied with (N.B. 16-50)."

247-50-BZ

APPLICANT—Esso Standard Oil Company, lessee, for Acacia Service Stations, Inc., new owner (Shorewood Realty Corporation former owner).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7h, 7i and 7A of zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles on unbuilt portion of lot, with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—47-01 to 47-21 Borden avenue (Midtown highway) north side from 47th and 48th streets (Block 2305, part of Lot 101), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (247-50-BZ)

WHEREAS, this application under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in residence and business use districts the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair

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shop, and to permit the parking and storage of more than five motor vehicles on the unbuilt portion of the lot, with curb cuts more than the permitted distance from the intersection, affecting premises 47-01 to 47-21 Borden avenue (Midtown Highway), north side, from 47th to 48th streets (Block 2305, part of Lot 101), Maspeth, Borough of Queens was granted by the Board July 25, 1950, and certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 25, 1950, only so far as it has reference to completion of work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that the work is substantially completed and all building permits have been obtained, that all work shall be completed and a certificate of occupancy issued within six (6) months from the date of this amended resolution (N.B. 2262-50)."

1002-40-BZ

APPLICANT—David Weinberg, for Harold Swain, owner; Alamac Motors, Inc., lessee.

SUBJECT—Application for consideration—reopening and consideration of extension of motor vehicle repairing—re Application (decision of the borough superintendent) previously granted on condition under section 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—1550-1552 Jerome avenue, east side, 241.79 ft. south of East Mount Eden avenue (Block 2846, Lots 23, 24 and 25 and parts of Lots 22 and 26), Borough of The Bronx.

APPEARANCES—

For Applicant: David Weinberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure, to consider extension of motor vehicle repairing into adjoining building.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY MORNING, OCTOBER 9, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 18, 1951, were approved as printed in the Bulletin of September 25, 1951, Vol. 36, No. 39.

ZONING APPLICATIONS

39-37-BZ—Vol. IV

APPLICANT—Ribelle V. Perotto, for H. R. Schwartz, Arnold Schwartz, Henry L. Schwartz, B. D. Schwartz and I. W. Schwartz, owners, doing business as United Service Stations.

SUBJECT—Application reopened April 17, 1951—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit

in a business use district, the extension in use of gasoline service station, brake testing station, and the parking and storage of more than five motor vehicles; to include area now used for the parking and storage of more than five motor vehicles, to be used as a gasoline service station, auto laundry, lubricatorium, and brake testing, and to permit the installation of four additional gasoline storage tanks and four additional dispensing pumps.

PREMISES AFFECTED—619-641 Coney Island avenue east side, from Mathews place to Slocum place, 2-4 Mathews place and 1-5 Slocum place (Block 5141, Lots 53 and 74), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ribelle V. Perotto and Louis G. Langer.

For Opposition: Leon L. Cohen, Charles J. Heinrich, Annita Coletti, Mildred J. Heinrich, Ann Todaro, John J. Perna, Jr., Frank Amarra, M. Babior, M. Goldberg, Kenneth Olivarius and Kenneth W. Ross.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951, 10 A.M. for inspection and decision without further argument.

617-40-BZ—Vol. II

APPLICANT—Dominick Salvati & Son, for Garfield Postal Building Corp., owner.

SUBJECT—Application reopened July 24, 1951—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a United States Post Office (Financial Station).

PREMISES AFFECTED—1623-1625 East 17th street, east side, 100 ft. south of Avenue P (Block 6780, Lots 77), Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony M. Salvati.

For Opposition: Bessie H. Kotchek, J. Leon Levine, Garland B. Levine, Bernard Kallman, Harry Seif and Dominick J. Cisternino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951, 10 A.M. for inspection and decision without further argument.

226-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph T. Donohue, owner.

SUBJECT—Application reopened July 24, 1951—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the extension of one story altered building, for use as store, using more than the area permitted.

PREMISES AFFECTED—60-62 East 86th street, south side, 134 ft. 5 1/3 in., east of Madison avenue (Block 1497, Lots 48 and 48 1/2), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and John J. R. nolds.

For Opposition: Ruth Ranson, Robert Korn, Edward L. Timmons, Irving Kaplan, H. Whyne and Herman M. Brauner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to October 30, 1951, 10 A.M. for inspection and decision without further argument.

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0-42-BZ—Vol. III

APPLICANT—Henry George Greene, for Abraham Rubinstein, owner.

SUBJECT—Application reopened July 24, 1951—re Application (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—West side of Edward L. Grant Highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx.

APPEARANCES—

For Applicant: J. G. L. Molloy, Herbert Kain and Abraham Rubinstein.

For Opposition: Sam Greenwald.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 7, 1951, at 10 A.M. for inspection and decision; applicant to file supplemental statement.

15-47-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for E. Koepfel, Inc., owner.

SUBJECT—Application reopened May 2, 1950—re Application (decision of the borough superintendent) under sections 7i, 7e and 7A of the zoning resolution, to permit in a residence and business use district, the parking of cars on roof of existing structure with a business driveway crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 16, 1951, at 10 A.M. for consideration, after applicant has filed seven sets of revised plans.

13-49-BZ—Vol. II

APPLICANT—Schuman and Lichenstein, for 119-20 Corporation, owner (Rogers Drug Co., lessee).

SUBJECT—Application reopened June 19, 1951—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district, the extension of existing building for loading area with an entrance through residence use portion of plot.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph V. McKee, Gilbert Lazerus and Simon N. Alderman.

For Opposition: Joseph S. May, Howard F. McCord, Mary Wilson, Florence Johnson, Norwood Boyette, Percy Buchanan, Jesse Anderson, Charles Rhoden, James Lightbourne, James Bland, William Moore, James Greene, Clifton Lockett, M. Hollingsworth, Oscar Whitfield, Nelson Gayle and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 7, 1951, at 10 A.M. for inspection and decision without further argument.

464-49-BZ

APPLICANT—A. L. Andujar, for The Texas Co., owner.

SUBJECT—Reopened September 18, 1951, for consideration of amended plans under sections 7f and 7i of the zoning resolution, to permit upon the business portion of the plot, located partly in a business and partly in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs and office.

PREMISES AFFECTED—57-07 to 57-17 Queens boulevard, 44-02 to 44-12 58th street, northwest corner (Block 1330, Lot 34), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set; applicant to submit working drawings showing what is proposed.

313-51-BZ

APPLICANT—Carroll Blake, for Mary Molina, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the installation of power saws in existing lumber storage building, to be used as a wood cabinet making shop for a term of twenty years.

PREMISES AFFECTED—2892-2902 Nostrand avenue, west side, 540 ft. north of Avenue P (Block 7690, Lot 73), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carroll Blake and Joseph Molina.

For Opposition: Charles Paley and Philip Kessel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 16, 1951, at 10 A.M. for consideration, after applicant has filed revised plans.

460-51-BZ

APPLICANT—Henry George Greene, for Jerry I. Kaufman, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, sale of accessories, lubricatorium, car washing, motor vehicle repairs, and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—Northwest corner East 162nd street, Park avenue and northeast corner East 162nd street and Teller avenue (Block 2422, Lot 59), Borough of The Bronx.

APPEARANCES—

For Applicant: J. G. L. Molloy, Herbert Kain and Alfonso Scoppa.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951, at 10 A.M. for inspection and decision; applicant to submit additional information.

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462-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Katherine W. Kean, owner (N. Y. State Pharmaceutical Assoc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from residence to lecture rooms, library, offices and caretaker's apartment.

PREMISES AFFECTED—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama, Lewis L. Fawcett and Emil Greenberg.

For Opposition: J. J. Keane and Charles M. Arak.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951, at 10 A.M. for inspection and decision without further argument.

731-46-BZ

APPLICANT—Lama, Proskauer and Prober, for J. Franklin Perrine, owner.

SUBJECT—Application (reopened June 26, 1951), for extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the change of occupancy from public garage to factory.

PREMISES AFFECTED—35-38 to 35-44 30th street, west side, 143 ft. north of 36th avenue and 35-37 to 35-43 29th street (Block 341, part of Lot 6), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, J. Franklin Perrine, Alfred J. Perrine and Albert E. Karp.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (731-46-BZ)

WHEREAS, this application under section 7e of the zoning resolution, permitting in a residence use district, the change of occupancy from public garage to factory for a temporary term of two years, affecting premises 35-38 to 35-44 30th street, west side, 143 feet north of 36th avenue and 35-37 to 35-43 29th street (Block 341, part of Lot 6), Long Island City, Borough of Queens, was granted by the Board on June 10, 1947, on certain conditions; and

WHEREAS, time to complete the work was extended September 23, 1947; and

WHEREAS, the term of variance was extended on May 24, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, this application was reopened on June 26, 1951 and set for hearing on July 24, 1951 at 10 A.M., waiving new plans and photographs, but requiring a decision of the borough superintendent, two publications in the Bulletin and notice by regular mail to the Washington Avenue Civic Association, and to the owners in the area; and

WHEREAS, a public hearing was held on this application on July 24, 1951, after due notice by publication in the Bulletin; laid over to September 18, 1951, for owner to be present; and then laid over to October 9, 1951, for inspection and decision, without further argument; and

WHEREAS, the decision of the borough superintendent dated July 11, 1951, acting on Alt. 1516-46, reads:

"1. Use of premises located in a residence use district as offices, display & storage and factory is contrary to Art. II, Sec. 3 Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions for a further term of two years.

Resolved, that the Board of Standards and Appeals do hereby amend the resolution adopted on June 10, 1947, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7, subdivision e of the zoning resolution for a term of two (2) years from the date of this amended resolution, . . . ; that other than as herein amended, the provisions of the resolution adopted by the Board on June 10, 1947, shall be complied with in all respects; and that a certificate of occupancy shall be obtained (Alt. App. 1516-46)."

337-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Deross, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business and residence use district, the change in occupancy from parking and storage of more than five motor vehicles, to storage garage for more than five motor vehicles, motor vehicle repairs, car washing, lubrication and office.

PREMISES AFFECTED—3315-3323 Tilden avenue and 390-400 East 34th street, northwest corner (Block 4904, Lots 38, 39 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph Deross.

For Opposition: Vicent R. Insinga.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunderson, Board of Education.

ACTION OF BOARD—Application withdrawn after argument and inspection.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (337-51-BZ)

WHEREAS, Lama, Proskauer and Prober, for Joseph Deross, owner, filed May 9, 1951 an application under sections 7f and 21 of the zoning resolution, to permit in a business and residence use, C area district, the change in occupancy from parking and storage of more than five motor vehicles to storage garage for more than five motor vehicles, motor vehicle repairs, car washing, lubrication and office (using more than the area permitted) affecting premises 3315 to 3323 Tilden avenue, and 390 to 400 East 34th street, northwest corner (Block 4904, Lots 38, 39 and 40), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application September 25, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Tilden avenue is in a business use, C area and Class 1 1/4 height district, and that East 34th street and the site are in a residence and business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent dated April 23, 1951, acting on N.B. Applic. 380-51, reads:

"1. Garage for 5 or more Motor Vehicles, Motor Vehicle Repairs, Lubrication, car washing and office in part Business & partly Residential use districts, is contrary to Art. II sects. 3 & 4 of Zone Resolution."

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2. Area of new Bldg. is excessive for 'C' zone & is contrary to Art. IV sect. 13 of Zone Resolution."

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 1 in. frontage by 100 ft. 2 in. in depth, which are presently being occupied to park and store more than five motor vehicles installed under Alt. 955-49 and for which certificate of occupancy 123572 was issued; that it proposed to erect a modern building, one story in height, Class 3 construction, having a frontage of 100 ft. on Tilden avenue and a depth of 100 ft. on East 34th street, to be used as a storage garage for more than five motor vehicles, servicing, minor repairs, lubrication, car washing and office; that it is further proposed to install four 550-gallon gasoline storage tanks and 4 approved type gasoline pumps, said gasoline to be sold to occupants of the garage only; and

WHEREAS, the applicant contends that Tilden avenue is a main auto highway and as such the proposed garage is entirely in keeping at this point; that there is an extreme parking problem at this point; that there are many non-conforming uses in the area and the proposed garage will not adversely affect the area; that in Block 4906, Lots 28 and 46 there is a monument yard, and Block 4905, Lots 35 and 47 contains a monument yard and gasoline station; that although the site extends 2 in. into the residential zone, the building will only be 100 ft. in depth and therefore will be confined to the business zone; that the land is high in assessed value and it is mandatory to erect a building 100 ft. in depth to make a serviceable garage and also to be able to receive a fair return on the investment; that the zone designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted under sections 7f and 21 of the zoning resolution as to proposed use and excessive coverage; and

WHEREAS, the proposal appeared to be mainly for servicing motor vehicles and not for a public garage to replace the open storage of cars now on the lot as permitted by the Borough Superintendent; and

WHEREAS, the applicant requested permission to withdraw his application on the understanding that it will not be renewed unless it is changed materially.

Resolved, that the application be and it hereby is withdrawn.

2-51-BZ

APPLICANT—Joseph M. Lonergan, for T. Victor Searing, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use district portion of lot the extension of existing parking and storage of more than five motor vehicles in the retail use district, for a term of years.

PREMISES AFFECTED—179-43 to 179-51 Hillside avenue and 87-26 Midland parkway, northwest corner (Block 9937, Lot 42), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph M. Lonergan.

For Opposition: Frederick W. Mueller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (352-51-BZ)

WHEREAS, Joseph M. Lonergan, for T. Victor Searing, owner, filed May 17, 1951 an application under section 7h of the zoning resolution, to permit in the residence use district portion of a lot, the extension of existing parking and storage of more than five motor vehicles in the retail use district, for a term of years, affecting premises 179-43 to 179-51 Hillside avenue, and 87-26 Midland parkway, northwest corner (Block 9937, Lot 42), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application on September 18, 1951, after due notice by publication in the Bulletin, and laid over to October 9, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Hillside avenue is in a retail use, C area, Class 1 height district; Midland parkway is in residence and retail use, C, E and F area, Class 1 height districts; the site is in residence and retail use, C and E area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 27, 1951, acting on Alt. Applic. 789-51, reads:

"1. Proposed extension of existing parking and storage of more than 5 motor vehicles from a retail use district to a residence use district is contrary to Art. II, Sec. 3 of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 103.7 ft. frontage by 154 ft. in depth, on which is located the parking and storage of more than 5 motor vehicles in the retail use portion of the lot, for which certificate of occupancy 71304-51 (Alt. 2792-50) has been issued by the department of housing and buildings; that a legal curb cut is at present in existence on Midland parkway near the end of the retail use portion of the lot, but there is no curb cut on Hillside avenue and no additional curb cuts are requested; that it is proposed to extend the parking and storage of motor vehicles into the residence use district portion of lot; and

WHEREAS, the applicant contends that parking space for automobiles is a pressing necessity in this vicinity as Independent subway cars from east, north and south converge on this area; that the streets are closely packed with cars and the police are continually serving summonses for overtime parking; that the use of the extension requested will assist in getting cars off the streets; that the present parking site is enclosed with a chain fence, an attendant is present and the place is clean, orderly and lighted; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7h for a term of five (5) years, to permit the balance of the plot in the residential district to be occupied for the parking and storage of motor vehicles in conjunction with the portion of the plot in the retail use district now occupied for parking and storage under permit issued by the department of housing and buildings, on condition that the additional premises shall be leveled substantially to the grade of Midland parkway and surfaced with clean gravel or steam cinders and treated with a binder, except for a space of 10 feet in width running parallel to the northerly lot line, which space shall be filled with loam and planted with dense planting of a suitable type, continuously from the street line of Midland parkway to the side westerly lot line; that at the front or southerly edge of such 10 ft. space there shall be a concrete curbing not less than one foot in height as a car bumper to prevent damage to the planting; that on the lot lines there shall be a fence of a type similar to that now existing on the lot line within the retail district, except that such fence

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shall be not less than 5 ft. 6 in. in height of the chain link type with anchored steel posts; that no additional entrances to this extension or to the existing parking lot shall be constructed and no signs shall be added; that entrance and exit shall be solely from the curb cut along Midland Parkway, as permitted by the department of Housing and Buildings for the portion of the plot within the retail use district; that any existing building on this portion of the plot shall be removed and no new building shall be erected thereon; that any lighting installed shall be within the portion of the plot not herein required to be planted and shall be on metal post standards with metal reflectors reflecting downwardly and away from the adjoining premises to the north and west; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution and a certificate of occupancy shall be obtained.

358-51-BZ

APPLICANT—William A. Giesen, for Heiss and Wegmann, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of owner's motor vehicles, and motor vehicles being repaired, no fee to be charged, for a term of five years.

PREMISES AFFECTED—248 East 136th street, south side, 125 ft. east of Lincoln avenue (Block 2311, Lot 10), Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Giesen, John Heiss and Frank Wegmann.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (358-51-BZ)

WHEREAS, William A. Giesen, for Heiss and Wegmann, Inc., owners, filed May 24, 1951, an application under section 7h of the zoning resolution to permit in a residence use district the parking and storage of owner's motor vehicles, and motor vehicles being repaired, no fee to be charged, for a term of five (5) years, affecting premises 284 East 136th street, south side, 125 ft. east of Lincoln avenue (Block 2311, Lot 10), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on September 18, 1951, after due notice by publication in the Bulletin, and laid over to October 9, 1951, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Lincoln avenue is in a retail use, A and C area and Class 1 height district; East 136th street is in residence and retail use, C and D area and Class 1 height districts; the site is in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 23, 1951, acting on Alt. Applic. 383-51, reads:

"1. In a residence use district, the proposed parking lot is contrary to Section 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 25 ft. front by 100 ft. in depth, presently vacant; that it is proposed to use the vacant lot for owner's and customers cars; and

WHEREAS, the applicant contends that the situation which brought about the necessity for the owners of the property under appeal to file for a parking lot is that they need a place to store their private automobiles, and the trucks de-

livered to them to do body work upon; that this is usually only during working hours and not on Sundays, when their place of business across the street is closed; that the use of the property under appeal, should the Board grant the variance sought, will be used privately by the owners and there will not be any public parking; that the use will be for their private occupancy, in conjunction with their business, which is directly across the street from the property under appeal that the business of Heiss and Wegmann, Inc., who are builders of high grade commercial bodies and do repairing of truck bodies and re-painting, is located at 283-285 East 136th street, New York City and has been at that location since the year 1941; that at the time the property was purchased and to which title was taken on May 1st, 1947 the owners did not realize that it was in a district other than an unrestricted one; that its purchase was made for parking and storage of their automobiles and for temporary storage of trucks to be taken across the street to their place of business to be worked upon; that this storage would be generally during working hours, on working days only, with usually no overnight storage; that the owner's place of business at 283-285 East 136th street is assessed at a total value of \$21,000 and has become too small to do their body work and at the same time store their cars and trucks when delivered to be worked upon; that therefore, there is an acute necessity for the property for the use sought, also due to the fact that there are times when it is difficult to park in the street at the curb, as there is generally street parking congestion of cars and trucks other than by Heiss and Wegmann; that this company does truck body work for the Rheingold Brewery, Empire City Subway, Gerosa Haulage Corporation and other important business concerns in the city; that there was a recent amendment to the zoning resolution permitting parking within 1000 ft. in residential neighborhoods for certain types of residential properties, it undoubtedly being realized by the authorities that there was a necessity to get the cars off the street; that the portion of the property within 100 ft. of Lincoln avenue is in a retail use, C area district; that the remainder of the property is in a residence use D area district; that as of July 25, 1916, the property was in an unrestricted use, 1½ times height, B area district; that the existing zoning designations became effective on April 1, 1939, pursuant to Section 200 of the New York City Charter, which requires publication only in the *City Record*; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should be granted under certain conditions for a temporary term; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals do hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7h for a term of two years, to permit the plot as indicated on plans filed with this application, marked "Received May 1, 1951" (2 sheets) to be occupied as proposed, in conjunction with the business now maintained on the premises opposite, known as 283 East 136th street (Block 2312, Lot 5) and that such plot shall be occupied as proposed only for the placing thereon of trucks and automobiles upon which work is being done or is to be done in such building operation and not otherwise; that the existing fencing and gate shall be maintained and the gate shall normally be kept locked; that no signs or other uses shall be permitted on the premises during the term of this variance and no building shall be erected thereon; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution and that a certificate of occupancy shall be obtained.

MINUTES

2-51-BZ

APPLICANT—Howard H. Snyder, for 768 Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a residence use district, the enlarging of existing stores within the building by removing existing partitions of living quarters at rear of stores.

PREMISES AFFECTED—62 East End avenue, west side, 25 ft. 11 in. north of East 82nd street (Block 1579, Lot 24), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (492-51-BZ)

WHEREAS, Howard H. Snyder, for 768 Corporation, owner, filed July 11, 1951 an application under sections 7a and 7c of the zoning resolution, to permit in a residence use district the enlarging of existing stores within the building by removing existing partitions of living quarters at rear of stores, affecting premises 62 East End avenue, west side, 25 ft. 11 in. north of East 82nd street (Block 1579, Lot 24), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on September 25, 1951, after due notice by publication in the Bulletin, and laid over to October 9, 1951, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 82nd street, East End avenue and the site are in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 10, 1951, acting on Alt. Applic. 731-51, reads:

"A-3. Reconsideration denied—objection repeated. Since the enlargement of existing business use (stores) is not permitted by Sec. 6(a) of the Zoning Resolution your application is denied as being contrary to Section 3 of the Zoning Resolution."

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. 5½ in. frontage by 98 ft. in depth, on which is located a building 25 ft. 5½ in. front by 68 ft. in depth, 5 stories, 50 ft. in height, of Class 3 construction, presently used as an old law tenement and stores; that it is proposed to extend the store area by removing partitions of living quarters at the rear; and

WHEREAS, the applicant contends that none of the courts or areaways will be encroached upon in any way and the present exterior envelope of the premises will not be changed; that the enlargement of the stores will allow a better type of store occupancy and will improve the character of the neighborhood; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate action in which to exercise discretion to grant under section 7a of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7a, to permit the extension of the existing business use at the rear of the first floor, as proposed and as indicated on plans submitted with this application, marked "Received July 11, 1951" (1 sheet) and "September 25, 1951" (1 sheet), on condition

that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the business use on the premises shall be such as would comply with the requirements for a building in a local retail use district; that the building shall not be increased in height or area; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution and that a new certificate of occupancy shall be obtained.

493-51-BZ

APPLICANT—Howard H. Snyder, for 768 Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a residence use district, the enlarging of existing store within the building by removing the existing partitions of living quarters at rear of store.

PREMISES AFFECTED—64 East End avenue, west side, 51 ft. 4½ in. north of East 82nd street (Block 1579, Lot 25), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (493-51-BZ)

WHEREAS, Howard H. Snyder, for 768 Corporation, owner, filed July 11, 1951 an application under sections 7a and 7c of the zoning resolution, to permit in a residence use district the enlarging of an existing store within a building by removing the existing partitions of living quarters at rear of the store, affecting premises 64 East End avenue, west side, 51 ft. 4½ in. north of East 82nd street (Block 1579, Lot 25), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on September 25, 1951, after due notice by publication in the Bulletin; and laid over to October 9, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 82nd street, East End avenue and the site are in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 10, 1951, acting on Alt. Applic. 700-51, reads:

"A-4. Objection repeated. Reconsideration denied. Since the enlargement of existing business use (store) is not permitted by Sec. 6(a) of the Zoning Resolution your application is denied as being contrary to Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. 4 in. frontage by 98 ft. in depth, on which is located a building 25 ft. 4 in. front by 68 ft. in depth, 5 stories, 50 ft. in height, of Class 3 construction, presently used as an old law tenement and store; that it is proposed to extend the store by removing partitions of living quarters at the rear; and

WHEREAS, the applicant contends that none of the courts or areaways will be encroached upon in any way and the present exterior envelope of the premises will not be changed; that the enlargement of the store will allow a better type of store occupancy and will improve the character of the neighborhood; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

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WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7a of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7a, to permit the extension of the existing business use at the rear of the first floor, as proposed and as indicated on plans filed with this application, marked "Received July 11, 1951" (4 sheets) and "September 25, 1951" (2 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the business use on the premises shall be such as would comply with the requirements for a building in a local retail use district; that the building shall not be increased in height or area; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution and that a new certificate of occupancy shall be obtained.

541-51-BZ

APPLICANT—Goldwater and Flynn, for A.B.C. Television Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from garage for more than five motor vehicles and showroom to—commercial uses (stores, offices, storage, paint and carpentry shops and garage for five cars).

PREMISES AFFECTED—2040-2052 Broadway, northeast corner of West 70th street (Block 1142, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Louis R. Colman and Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (541-51-BZ)

WHEREAS, Goldwater and Flynn, for A.B.C. Television Co., Inc., owner, filed August 2, 1951 an application under sections 7a and 7c of the zoning resolution, to permit in residence and business use districts the change in occupancy from garage for more than five motor vehicles and showroom to commercial use (stores, offices, storage, paint and carpentry shops and garage for five cars) affecting premises 2040 to 2052 Broadway, northeast corner of West 70th street (Block 1142, Lot 1), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on September 25, 1951, after due notice by publication in the Bulletin, and laid over to October 9, 1951, for inspection and decision—applicant to submit decision from the borough superintendent on woodworking use; and

WHEREAS, the district maps accompany the zoning resolution show that Broadway is in a business use, B area, Class 1½ height district; West 70th street and the site are in residence and business use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 10, 1951, acting on Alt. Applic. 911-51, reads:

"Proposal to use portion of bldg. for commercial purposes located in a Residence use district is contrary to Sec. 3 Art. II Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 112 ft. 10½ in. frontage by 153 ft. 0½ in. in depth, on which is located a building covering the entire lot, 5

stories, 72 ft. in height, of Class 1 construction, heretofore used as a garage for which certificate of occupancy 5888-2 (Alt. 2029-22) was issued for garage, showrooms and office on the 1st floor and garage use on all other floors, load given as 120 lbs. per sq. in., fireproof building; that is proposed to use the premises for stores, storage, office paint and carpentry shops by the A.B.C. Television Co. Inc. in connection with its television activities; and

WHEREAS, the applicant contends that the building was built before the adoption of the zoning resolution and that a small triangular portion along the rear to the east projected into a residence district; that this portion has always been used for a non-conforming use (garage) and the proposed use will not be detrimental to the adjoining properties; that it is now proposed to use the building as now erected for a use which is permissible in a business district and it is not the intention to extend the building into the restricted district; and

WHEREAS, under Cal. No. 1483-22-A, on February 2, 1923, the Board granted an appeal on condition permitting operation of structure as a garage for the conduct of an automobile business for the demonstration, display and exchange of automobiles, limiting the storage of gasoline to a single tank of 200 gallon capacity; and

WHEREAS, on July 10, 1928 under Cal. No. 1349-27, the Board granted an appeal on condition insofar as it affected the installation of the gravity tank on the roof; that existing standpipe equipment shall be provided with a direct 4 in. connection to the City main and existing standpipe system shall be made to comply with standpipe rules; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the applicant has submitted a letter to the Board in which he has stated that the carpenter shop on the 5th floor will have no saws or other power driven machine and that the building throughout will only be used for such uses as are permitted in a business use district; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals do hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c thereof to permit the continuance of the portion of the building as now existing within the residence use district to be occupied in conjunction with the portion of the building in a business use district, as formerly constructed and used as an automobile salesroom and garage and to permit the proposed use in the residence use district to be occupied in conjunction with the balance of the building as proposed and as indicated on plans filed with this application, marked "Received August 2, 1951" (12 sheets), *on condition* that the building throughout shall be used substantially for the use proposed by the tenant and only for such uses as are permitted in a business use district; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution; and that a new certificate of occupancy shall be obtained.

APPEALS FROM ADMINISTRATIVE DECISIONS

282-49-A-Vol. II

APPLICANT—Roosevelt, Freidin and Littauer, for Lewyt Corp., owner.

SUBJECT—Appeal reopened September 18, 1951—repeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—60 Broadway, southeast corner of Wythe avenue (2nd floor); (Block 2130, Lot 1) Borough of Brooklyn.

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APPEARANCES—

For Applicant: Nathan Tanen and Martin Shou-
berger.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to November 14, 1951,
10 A.M. for further consideration.

7-51-A

APPLICANT—Springfield Electrical Specialties, Inc., les-
see, for Ruco Management Co., owner.

SUBJECT—Appeal from an order of the Fire Com-
missioner.

PREMISES AFFECTED—120 Wooster street, east side,
75 ft. south of Prince street (2nd floor); (Block
500, Lots 11 and 13), Borough of Manhattan.

APPEARANCES—

For Applicant: William Michel.

For Administration: Edwin A. Meyer, Fire Dept.

ACTION OF BOARD—Laid over to October 23, 1951,
10 A.M. for inspection by inspector of Division of
Combustibles, Fire Department.

51-A

APPLICANT—Legrand Chemical Corp., lessee for Bush
Terminal Co., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—101-111 (103 displayed) 50th
street, northeast corner of 1st avenue (Block 780,
Lot 1), Borough of Brooklyn.

APPEARANCES

For Applicant: Victor P. Nacht.

For Administration: Edwin A. Meyer, Fire Dept.

ACTION OF BOARD—Laid over to November 7, 1951,
10 AM for inspection and decision.

51-A

APPLICANT—Burke, Morrison and Green, for E. Koep-
pel Inc., owner.

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—162-19 Hillside avenue and
87-47 162nd street, northeast corner (Block 9771,
Lots 1, 31 and 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to October 16, 1951, at
10 A.M. for consideration after applicant has filed
seven sets of revised plans.

51-A

APPLICANT—Lama, Proskauer and Prober, for Estate of
Katherine W. Kean, owner (N. Y. State Pharma-
ceutical Assoc., lessee).

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—117-119 East 69th street, north
side, 160 ft. west of Lexington avenue (Block
1404, Lot 9), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951,
at 10 A.M. for inspection and decision without fur-
ther argument.

465-51-A

APPLICANT—Peggy Cooney, for Bush Terminal Bldg.
Co., owner (Industrial Container Corp., lessee).

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—4902-4924 2nd avenue, west
side, from 49th to 50th streets, 102-170 49th street
and 111-169 50th street (1st floor); (Block 780, Lot
1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snacken-
berg.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to October 23, 1951, 10
A.M. for inspection and decision without further
argument.

322-51-A

APPLICANT—Durkee Famous Foods, for The Glidden
Company, owner.

SUBJECT—Appeal from a decision re an order of the
fire commissioner.

PREMISES AFFECTED—45-10 94th street, west side, 100
ft. north of Corona avenue (basement); (Block
1600, Lots 61, 71 and 104), Elmhurst, Borough of
Queens.

APPEARANCES—

For Applicant: Walter S. Galazzi and Justus H.
Knam.

For Administration: Edwin A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief
Guinee 4
Negative 0

THE RESOLUTION (322-51-A)

WHEREAS, Durkee Famous Foods, (Division of The Glid-
den Company), owner, filed April 18, 1951, an appeal from
an order and decision of the fire commissioner, affecting
premises 45-10 94th street, west side, 100 ft. north of Corona
avenue (Block 1600, Lots 61, 71 and 104) (Basement of
Section 4), Elmhurst, Borough of Queens; and

WHEREAS, Order #28841 LC issued by the Fire Com-
missioner January 24, 1951 and repeated in his decision dated
March 26, 1951, reads:

"An inspection of your refrigerating system located
at above premises, shows the following must be done to
have system conform with Fire Department regulations:

1. Provide an ammonia mixer as per Section C19-103.
O-C, Administrative Code.

Note: Above refers to 1150 pound NH₃—50 ton York
DeLaVargne System located in basement."

and

WHEREAS, the applicant states that the building is 4
stories, 56 feet in height, 100 ft. front by 400 ft. in depth
of fireproof construction, erected in 1917, located on a lot
416.78 ft. by 762.84 ft. in area, in an unrestricted use, C and
B area, Class 1½ height district and used and occupied
since 1917 as a food factory, for which Certificate of Occu-
pancy #Q67153 was issued October 5, 1950 upon completion
of work under Alt. App. 1138/47; and

WHEREAS, the applicant contends that for several years
the Fire Department followed a proposed revision of the Ad-
ministrative Code which eliminated the requirement for an
ammonia mixer on systems such as that now in question;
that the Code was never actually adopted, although many
new installations were made thereunder; that the system was
installed in 1930 and extended in 1940 and Fire Department
permits issued for such system since its installation and
alteration; that other cities do not require ammonia mixers

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for Class A systems nor does the American Safety Code for Mechanical Refrigeration require an ammonia mixer; that it is not considered advisable to discharge ammonia into the sewer system as it may back up through the sanitary fixtures in the event a stoppage should occur in the sewer system at the same time that the ammonia is discharged; that the existing system satisfies ammonia installation practices by reason of the relief valves and the diffuser which have been installed; that the present installation includes a double set of spring loaded relieve valves installed on the condensers; that these valves relieve to the low pressure side of the ammonia system; that there are two spring loaded relief valves connected into the low pressure side of the ammonia system; that these valves relieve to the atmosphere at a point 10 ft. above the roof of the main building.

Resolved, that the decision of the fire commissioner, acting on Order 28841-LC, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the discharge above the roof of the building, as proposed, and other features as indicated on the plans filed with this appeal marked "Received April 18, 1951," 4 sheets, shall be maintained and that the entire system shall be operated to the satisfaction of the fire commissioner.

Adjourned: 1:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 9, 1951, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

490-46-SA

APPLICANT—Bryant Heater Co., owner.

SUBJECT—Bryant Gas-Fired Unit Heater, Models 85 and 85-C, approval of.

APPEARANCES—

For Applicant: None.

ACTION ON BOARD—Appliance approved in accordance with the report of the committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee 3

Negative: Commissioner Kleinert 1

THE RESOLUTION (490-46-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 490-46-SA

September 17, 1951

Subject: Bryant Gas Fired Unit Heaters—Models 85 and 85C, approval of.

Bryant Heater Company, New York filed June 27, 1946 an application with the Board of Standards and Appeals for approval of the Bryant Gas Fired Unit Heaters—Models 85 and 85C under the provisions of Article 12, Chapter 26 Administrative Building Code.

Purpose

These units are gas fired units to be used in domestic and industrial establishments.

Description

These units are flue-connected gas unit heaters intended for space heating.

The units are designated by the following model numbers which refer to BTU input:—

Model	#	65-A-85	65,000
"	#	85-A-85	85,000
"	#	130-A-85	130,000
"	#	170-A-85	170,000
"	#	255-A-85	255,000
Model	#	65-A-85	65,000
"	#	85-A-85	85,000
"	#	130-A-85	130,000
"	#	170-A-85	170,000
"	#	255-A-85	255,000

The difference between Models 85 and 85C is that Model 85 has a sheet steel combustion chamber and Model 85C has a cast iron combustion chamber.

These units are similar to the Bryant 1 and 2 and 3 A 85C originally approved by the Board of Calendar No. 292-38-SA.

The burners are housed within the combustion chamber. The products of combustion and heat pass up through a series of tubes, which are used for the heat transfer, and are then piped by a flue connected at the top of the heater to the outside air. Fresh air from the room is circulated around and through the heated tubes by a motor operated fan from the rear of the unit and directed into the room by adjustable louvres on the front of the unit. The gas supply is controlled by a solenoid and thermostatic control valve hooked up to a gas pilot in addition to the control of the fan motor. The fan motor is of the totally enclosed type.

The unit is provided with a fusible link safety control which shut off the flame should the heat not be carried off by the failure of the fan.

The accessories include a built-in type draft hood, a Schoenberger manual main control valve, Bryant automatic pilot, Bryant snap valve, Bryant pressure regulator and Howell motor.

Inspection and Test

The unit was inspected by Chief Engineer L. V. Huber, Committee on Test, and was found to operate as designed. The unit has been approved by the American Gas Association under No. 4-271-1.001 and has been tested by the Underwriters under MH2799.

Recommendation

On the basis of the inspection and test, the Committee on Test recommends the approval of the Bryant Gas Fired Unit Heater—Models 85 and 85C, as manufactured by Bryant Heater Co. for use in domestic and commercial installations when constructed in accordance with this report and installed in accordance with the requirements of Article 12 Chapter 26 Administrative Building Code, and further that these units may be installed in garages and places of explosive atmosphere, on condition that the unit be suspended so that there is a clear space of at least 8'-0" between the bottom of heater and the floor level and that a screen of 40-40 mesh be installed in the combustion air opening in the bottom door of the heater, and further that each heater bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 490-46SA".

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer

JOHN A. DARTS,
Assistant Engineer,
Committee on Test

Resolved, that the Board of Standards and Appeals hereby approve this appliance in accordance with the above report.

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150-48-SA-Vol. II

APPLICANT—Overhead Heaters, Inc., owner.

SUBJECT—Application reopened April 3, 1951—re Shafconaire Hanging Oil Fired Unit Heaters, Models 10A, 20A, 30A and 40A (previously approved re Shafco Hanging Oil Fired Unit Heater.)

APPEARANCES—

For Applicant: Ruth I. Shafer.

ACTION OF BOARD—Resolution amended in accordance with the report of the committee on test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (150-48-SA-Vol. II)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 150-48-SA-Vol. II September 13, 1951

SUBJECT: Amendment of resolution as to change of Model number of designation and as to change of Owner-manufacturer.

Overhead Heaters, Inc., Detroit, Michigan, requested by letter dated March 7, 1951, that the resolution adopted June 8, 1948 and as amended July 12, 1949, be amended as to change of model number designation and change of owner-manufacturer. The case was reopened by a vote of the Board April 3, 1951.

Description

The Board approved the Shafco Hanging Oil Fired Unit Heater, as manufactured by the Sawyers Heating Co., Inc., Detroit, Michigan, June 8, 1948 under Cal. 150-48-SA and amended the resolution July 12, 1949 to permit the Shafco Hanging Oil Fired Unit Heater to be used in garages and places of explosive atmospheres.

The Sawyer Heating Co., Inc. has assigned the rights to manufacture and sell the approved Shafco Hanging Oil Fired Unit Heaters to Overhead Heaters, Inc., Detroit, Michigan as evidenced by a sworn statement marked "Received March 31, 1951" and signed Howard C. Sawyer, President, which states that the manufacturing and selling rights have been assigned to the Overhead Heaters, Inc., Detroit, Michigan, and further that the previously approved Shafco Hanging Oil Fired Unit Heaters are now known as Shafconaire—Models 10A, 20A, 30A and 40A.

Recommendation

On the basis of a data filed by the applicant and the change being only in Model number name designation, the Committee on Test recommends that the resolution adopted June 8, 1948 and amended July 12, 1949 under Cal. 150-48-SA, Vol. I, be amended so as to include the trade name "SHAFCONAIRE" Models 10A, 20A, 30A and 40A, and further that the owner-manufacturer shall be now known as Overhead Heaters, Inc., on condition that the requirements of the resolution, adopted June 8, 1948 and as amended July 12, 1949 under Cal. 150-48-SA-Vol. I are complied with.

(Sgnd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of June 8, 1948 and July 12, 1949 in accordance with the above report.

390-49-SM

APPLICANT—United States Gypsum Company, owner-manufacturer.

SUBJECT—United States Gypsum Company's Brace-Tite Lathing System, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (390-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 390-49-SM

July 27, 1951

SUBJECT: United States Gypsum Company's Brace Tite Lathing System, approval.

United States Gypsum Company, New York filed April 6, 1949 an application with the Board of Standards and Appeals for approval of the material known as United States Gypsum's Company Brace-Tite Lathing System, under the provisions of C26-88.0 and C26-191.0 Administrative Building Code.

Purpose

The system is a means of securing gypsum board lath to $\frac{3}{4}$ " channel or Trussteel Studs for use as a plaster base on ceilings, partitions or furring and also as a surface to which accoustical tile may be attached.

Description

The United States Gypsum Company's Brace-Tite System provides for attachment of Rocklath plaster base to $\frac{3}{4}$ " steel channels or USG Trussteel Studs, spaced not more than 16" on center on a suspended ceiling or wall furring is then plastered with a gypsum plaster.

Without gypsum plaster it provides an incombustible rigid lightweight base, to which accoustical tile can be attached.

The materials used in the system are rocklath plaster base, in standard sizes. A Brace-Tite Starter Clip, made of 14 gauge galvanized wire is hooked over the $\frac{3}{4}$ " channel or Trussteel Stud, with the loop projecting. A rocklath board is then placed against the channel, and a Brace-Tite Field Clip, made of 12 gauge wire, approximately 16" long, formed to hook over the $\frac{3}{4}$ " channel or Trussteel Stud and to engage the loop or eye of the Brace-Tite Starter Clip, is then installed. The field clip is so designed as to apply pressure against the Rocklath, holding it rigidly against the channel or stud. Subsequent field clips hook over the channel or stud at one end and engaged previously installed field clips at the other end.

The joints of the rocklath are staggered, falling between channels. A USG Clip B-1 (previously approved under Cal. 485-39-SM) is installed at each corner of the board, and simultaneously holds those corners in line with the adjacent rocklath board.

Inspection and Test

Load and Impact tests were conducted on Brace-Tite Systems at the USG Warehouse at 135th Street and East River, July 11 and 12, 1951. Present at the tests were Asst. Engr. J. A. Darts, Committee on Test and W. W. Bainbridge and J. A. Robertson, representing the applicant.

The load test was conducted on two panels simulating actual ceiling construction and are identified as Panel A and Panel B.

Construction of Panel A.

The test panel was a 4'-0" x 4'-0" panel and was constructed of $1\frac{1}{2}$ " carrier channels spaced 4'-0" on centers and $\frac{3}{4}$ " channels, 16" on centers, tied to the carrier channel. The perforated lath was clipped to the $\frac{3}{4}$ " channel by means of

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the system previously described. The rocklath was then plastered with a sanded gypsum plaster.

Examination of the panel prior to loading showed two obvious cracks in the plaster.

Test:

A frame was placed on the back of the lath and an oiled canvas was placed on the frame into which sand, for loading could be poured; the frame and canvas had a total weight of 50 lbs. The sand was uniformly distributed over the back of the panel, in increments of 50 and 100 lbs. (The purpose of loading in that manner was to endeavor to pull the lath off the channels). At each increment of load deflection were taken by means of dial gauges.

Result of Test:

Load	Total Load	So. Dial	Deflection	No. Dial	Deflection
Tare Load	50 lbs.	.077	0.000	.326	.000
100 lbs.	150 lbs.	.164	0.087	.408	.082
150 lbs.	200 lbs.	.295	0.218	.522	.196
200 lbs.	250 lbs.	.361	0.284	.581	.255
300 lbs.	350 lbs.	.050	0.428	.726	.400
400 lbs.	450 lbs.	.692	0.615	.888	.562

Loading was discontinued at a total load of 450 lbs. At the completion of the 250 lbs. increment three additional cracks were observed radiating from the two original cracks.

The load, at which the deflection was 1/360 of the span, was approximately 160 lbs. or 10 lbs./sq. ft.

Panel B was similar to Panel A except that acoustone, acoustical tile, was attached to the Rocklath. The method of loading was similar except that the load increments were smaller.

Results of Test:

Load	Total Load	So. Dial	Deflection	No. Dial	Deflection
T. Load	50	.396	.000	.356	.000
20	70	.421	.025	.378	.022
40	90	.464	.068	.396	.040
60	110	.494	.098	.424	.068
80	130	.531	.135	.436	.080
100	150	.612	.216	.442	.086
120	170	.628	.232	.498	.142
140	190	.664	.268	.535	.179
160	210	.696	.300	.565	.209
180	230	.766	.370	.589	.223
200	250	.810	.414	.616	.250
220	270	.852	.456	.663	.307
240	290	.896	.500	.694	.338
260	310	...	...	...	...
280	330	.960	.600	...	...
360	410	...	...	...	...

Loading was discontinued at 410 lbs. as there was a deflection of .6".

The load, at which the deflection was 1/360 of span, was approximately 125 lbs. or 8 lbs./sq. ft.

The impact test is more fully described under USG Trussteel Stud (Cal. 556-50-SM) and consisted of a 12'-0" x 24'-4" panel constructed of perforated gypsum lath secured to Trussteel Studs with USG Brace-Tite Clips, and plastered with 1/2" sanded gypsum plaster. This partition was impact-tested at the geometrical center by subjecting the panel to the impact of a 60 lb. sandbag swung through successive arcs of 30°, 45°, 60° and 90° and taking deflection readings.

The result of the impact test was as follows:

Arc	Instantaneous Deflection	Permanent Set
30	.112	
45	.250	
60	.321	
90	.386	
90	.430	
90	.440	.031

There was no apparent cracks on either face of the partition after the test.

The applicant has also submitted, as part of the record, report from the National Bureau of Standards, Washington, D. C.—Reference No. FP 2982, dated December 12, 1950 and also a report, filed under Cal. 556-50-SM, from Ohio State University Project No. T-118—Report No. 31 and 32 on the result of a fire test conducted in March 1950. This test showed that a sanded gypsum partition using the Brace-Tite System of construction successfully withstood a fire test for 1 hour and 17 minutes. The partition also successfully withstood the hose stream test.

Recommendation

On the basis of the inspection and test and the data file by the applicant, the Committee on Test recommends, under C26-191.0 Administrative Building Code, the approval of the United States Gypsum Company's Brace-Tite Lathing System as a means of securing gypsum board lath to 3/4" channels or Trussteel studs for use as a plaster base on ceilings, partitions or furring and also as a surface to which acoustical tile may be attached (under the specific requirements of the approval granted for the use of such acoustical tile).

(Sgd.) HARRIS H. MURDOCK,
Chairman,

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals do hereby approve this material in accordance with the above report.

471-50-SA

APPLICANT—Vic Cleaning Machine Co., owner-manufacturer.

SUBJECT—Vic Special Per Dry Cleaning Machine, Model 32, approval of.

APPEARANCES—

For Applicant: Frederick A. Amlaw.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative

THE RESOLUTION (471-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 471-50-SA

July 25, 19

SUBJECT: Vic Special Per Dry Cleaning Machine Model 32, approval of.

Vic Cleaning Machine Company, Minneapolis, Minnesota filed May 31, 1950, an application with the Board of Standards and Appeals for approval of the appliance known as Vic Special Per Dry Cleaning Machine Model 32 under the provisions of C26-191.0 Administrative Building Code and Article 13 Chapter 19 Administrative Code.

Purpose

This appliance is a dry cleaning machine which utilizes solvents classified as non-flammable.

Description

The various parts of this appliance are assembled as a single unit and covered at the front and sides with a shroud.

The washing, extracting, solvent reclaiming and deodorizing operations are performed in one cylinder. Filtering is accomplished by means of a bag type filter and filter pump.

MINUTES

the purification of the solvent is accomplished by means of a still and condenser which form an integral part of the appliance.

Component parts of the appliance are as follows:

a) Interlocks: A door switch, located on the front side of the device, held in the closed position when the door is closed, when the door is opened, the interlock switch opens which de-energizes the washer and extractor motor controllers so that the cylinder cannot be power driven while access door is open.

b) A two position damper, which closes the passage to the exhaust duct during the washing, extracting or reclaiming period and at the completion of the cycle the damper is moved which opens the passage to the exhaust duct allowing an in-draft of air through the access door.

c) Sump Tank:—Hot dipped galvanized steel.

d) Filter Shell:—No. 10 USS gauge hot dipped galvanized steel.

e) Cover:—No. 6 USS gauge hot dipped galvanized steel. The cover is held in place by means of six 1/2" steel bolts.

The storage and washer tanks are all welded into one complete unit and are made of No. 8 gauge steel, zinc lined. The basket is of all welded construction made of Monel metal 1 7/16" shaft mounted on two heavy duty self aligning bearings. The basket has two pockets 24" drop x 20" wide.

The unit weighs 1700 lbs. and its dimensions are 5'-8" high x 3'-10" wide x 6'-5" high.

Inspection and Test

The appliance was inspected by Asst. Engr. J. A. Darts, Committee on Test, and was found to operate as designed.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Vic Auto Per Dry Cleaning Machine—Model 32 for voluntary installation under the provisions of C26-178.0 on condition that the equipment is as herein described and the solvent used is classed as non-flammable (Perchloroethylene). The Committee further recommends that, in the event the solvent is changed, the electric motors shall be changed to comply with the requirements of C19-80.0.d and all installations in which the solvent used is not of the non-flammable type (Perchloroethylene) shall comply with the requirements of Art. 13-Chart. 19, Administrative Code.

The Committee further recommends that each appliance have a label permanently attached, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 471-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

50-SA

APPLICANT—Mullins Manufacturing Corp., owner-manufacturer.

SUBJECT—Youngstown Kitchens Automatic (Electric) Dishwasher, Model B-48-D, approval of.

RECOMMENDATIONS—

For Applicant: J. G. L. Molloy and Charles E. Hill.

ACTION OF BOARD: Appliance approved in accordance with the report of the Committee on Test.

VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (548-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 548-50-SA

September 18, 1951

SUBJECT: Youngstown Kitchens Automatic Electric Dish Washer—Model B-48-D, approval of.

The Mullins Manufacturing Corporation, owner-manufacturer, filed June 26, 1950, an application with the Board of Standards and Appeals for approval of the Youngstown Kitchens Automatic Electric Dish Washer—Model B-48-D, under the provisions of C26-1277.0.h Administrative Building Code, and the Submerged Inlet Rules of the Board of Standards and Appeals.

Purpose

An automatic dishwashing machine.

Description

This is a jet type dishwasher mounted in a steel cabinet of welded construction finished in high bake synthetic enamel. The spray is located in the center of the dishwasher tub and revolves by means of water pressure which is furnished by a rotary pump. The central spray tube by 64 orifice which sprays the washing solution to every part of the tub. A 1/2 H.P. 3400 RPM motor drives the rotary pump. A miniature motor mounted on the timer bracket furnishes the power for the automatic control which is of the cam type. The operation of the device is fully automatic and the lid of the machine will open at the end of the cycle to allow the dishes to dry after they have been rinsed in the final rinsing cycle with water at approximately 170° F. The device includes an electric booster tank which keeps the water at 180° F.

Inspection and Test

This dishwasher was inspected and tested at 32 Vandewater street on April 25, 1951. Present at the test were Chief Inspector James McCormack of the Department of Water Supply, Gas and Electricity, Chief Engineer Leslie V. Huber of the Committee on Test, of the Board of Standards and Appeals, and Charles Hill, Charles Morrow and Robert Middleton, representing the Mullins Manufacturing Company, applicant.

Attention was called to certain defects which the applicant promised to correct. As further test was made on July 16, 1951 at 41 East 42nd street, and the dishwasher was found to comply with the requirements of C26-1277.0.h Administrative Building Code, and the Submerged Inlet Rules of the Board of Standards and Appeals, in that the disposal unit and hose flush had been removed.

Recommendation

On the basis of the inspections and tests, the Committee on Test recommends the approval of the Youngstown Kitchens Automatic Electric Dishwasher—Model B-48-D, for use in New York City, when installed and operated in accordance with this report and the requirements of C26-1277.0.h and the Submerged Inlet Rules of the Board of Standards and Appeals.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

556-50-SM

APPLICANT—United States Gypsum Company, owner-manufacturer.

SUBJECT—USG Trusteel Studs, approval of.

MINUTES

APPEARANCES—

For Applicant: John A. Donohue.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (556-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 556-50-SM

September 14, 1951

SUBJECT: USG Trussteel Studs, approval of.

United States Gypsum Company, New York, filed June 11, 1950, an application with the Board of Standards and Appeals for approval of the material known as USG Trussteel Studs under the provisions of C26-88.0, C26-178, and C26-191.0 of the Administrative Building Code.

Purpose

This material is an incombustible stud for attaching plaster bases for furring and hollow partition.

Description

The stud is in the form of a truss; flange members consisting of two No. 9 wires (0.148" diameter) spaced about 0.15" apart; the web member consists of one No. 7 wire (0.177" diameter) bent to form symmetrical diagonals with panel points 6½" apart, and also act as the spacer for the flange member which are welded to it near the angle. The angle of the web member protruded slightly beyond the surface of the chords so as to give a large effective weld area at each connection.

The studs are welded from uniform wire. The flange wires are cut to accurate lengths and mechanically straightened to provide size and alignment. The web wires are die formed. Assembly is accomplished by separate automatically controlled electric welders, which make only one weld each at a time. All studs are tested during the various handling processes involved in the assembly.

The stud depths are as follows: 2½", 3¼", 4" and 6".

Inspection and Test

Impact tests were conducted on two partitions constructed with Trussteel Studs. These tests were witnessed by Asst. Engr. J. A. Darts, Committee on Test and W. W. Bainbridge and J. A. Robertson, representing the applicant.

The test was as follows:

Panel A:

The panel was 12'-0" x 24'-4" panel and was constructed of metal lath and plaster on Trussteel Studs. The studs were spaced 16" on center and the 3.4 lbs./sq. yd. metal lath was wire tied to the studs. The plaster was applied to a total thickness of ¾" on each face of the partition.

The panel was impact tested at the geometrical center by subjecting the panel to the impact of a 60 lb. sandbag swung through successive arcs of 30°, 45°, 60° and 90°, and taking deflection readings.

Result of Impact Test:

Arc	Instantaneous Deflection	Permanent Set
30°	.112"	
45°	.250"	
60°	.321"	
90°	.386	
90°	.430	
90°	.440"	.031"

There were no apparent cracks on either face of the partition after the test.

Panel B:

This panel was a 12'-0" x 24'-4" panel and was constructed of perforated gypsum lath, secured to the Trussteel Stud with USG Brace-Tite Wire Clips, and plastered with ½" plaster.

This panel was subjected to the same impact test as Panel A with the following results:

Arc	Instantaneous Deflection	Permanent Set
30°	.314	
45°	.440	
60°	.600	
90°	.700	.088

There were no apparent cracks on either face of the partition after the test.

The deflection of both Panels was well below the limiting deflection of 1/100 of the height.

The applicant has submitted a report, from Ohio State University Project No. T-118—Report No. 31 and 32, the result of a fire test conducted in March 1950. This test showed that a partition, constructed of Trussteel Studs, 1 on centers, with perforated gypsum lath and gypsum plaster successfully withstood a fire test for 1 hour and 17 minutes. The partition also successfully withstood the hose stream test.

Recommendation

On the basis of the inspection and test and the data furnished by the applicant, the Committee on Test recommends the approval, under C26-191.0 Administrative Building Code, United States Gypsum Company Trussteel Stud, in sizes 2½", 3¼", 4" and 6" for use as an incombustible stud for furring and hollow partitions, when used with its supplementary accessories, namely floor and ceiling runners and attachment shoes, for use under C26-460.0 Administrative Building Code, on condition that each bundle of USG Trussteel Studs shall be labeled or tagged:

"Approved by the Board of Standards and Appeals for use in New York City under Cal. 556-50-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals do hereby approve this material in accordance with the above report, with the use of Brace-Tite Clips, as approved under Calendar 390-49-SM.

101-51-SM

APPLICANT—Siegel Spark Arrester Corp., owner-manufacturer.

SUBJECT—Siegel Spark Arrester and Dust Collector, approval of.

APPEARANCES—

For Applicant: George Siegel.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee

Negative 0

THE RESOLUTION (101-51-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 101-51-SM

September 19, 1951

Subject: Siegel Spark Arrester and Dust Collector, approval of.

Siegel Spark Arrester Corporation filed February 9, 1951, an application with the Board of Standards and Appeals for approval of the Siegel Spark Arrester and Dust Collector under the provisions of C26-178.o.b. and D26-1.0 Administrative Building Code.

Purpose

To prevent soot, ashes, and burning particles from incinerators entering the atmosphere.

MINUTES

Description

The device is primarily designed to capture the particles of soot, sparks, and fly-ash from an incinerator flue and deposit the material into a fireproof receptacle. The appliance consists of a metal flue attached above the roof to top of the walls of an incinerator flue. This metal flue is constructed of wrought iron of 18 to 20 gauge, with circular throat through which the smoke passes in a natural spiral; at the top of this metal flue are 6 baffle plates of galvanized iron 20 gauge, aluminum or copper with frames of wire mesh to act as a precipitation of ashes, etc., and a chute of 20 gauge galvanized iron leading down on one side to deposit trash, etc., in the trash receptacle. The wrought iron flue is supported by 3 angle iron braces and is on a collar and cap to fit variable conditions, fastened to the masonry of the incinerator flue with lag screws. The baffle plates at top are braced with guy wires. There are no doors or moving parts. The trash laden gases on entering the circular throat are accelerated in their natural effort to move in a spiral, thereby contributing centrifugal force to the gases expanding against the baffle plates. These plates are graduated in size and spacing form a truncated cone and the angle of their design forces the expanding gases to move against the screen thereby forcing the particles of trash direct from the incinerator, to the trash receptacle. The remoteness from the fire grates affords the opportunity for the trash laden gases to cool, thereby facilitating the precipitation of solids.

Inspection and Test

This device was inspected and tested in operation at 125 Essex street and found to operate as designed very well for precipitation of fly ash and trash and no escape of smoke, etc., to the atmosphere. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test, J. A. Darts, owner of the building, George Siegel and Fred Schreer, representing the applicant. A further inspection and test was made in July of 1951 with representatives of the Board of Standards and Appeals and the device was found satisfactory as to the prevention of dust and ashes entering the atmosphere. A report from the Bureau of Smoke Control, dated August 6, 1951, which states in part, that this device "in every way contributes to the control of smoke emissions, is in accordance with the record."

Recommendation

On the basis of the inspection and test, and the data submitted by the applicant, the Committee on Test recommends approval of the Siegal Spark Arrester and Dust Collector for use in New York City, under the provisions of Section 278.0.b and D26-1.0 in New York City on chimneys and from incinerators, when constructed and installed in accordance with this report, on condition that the device bear a label permanently affixed reading: "Approved by Board of Standards and Appeals for use in New York City under Cal. 101-51-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

355-51-SM

APPLICANT—Morton S. Cahn, for World Pipe and Column Corp., owner-manufacturer.

SUBJECT—World Concrete Filled Steel Columns, Models 3½ in.; 4 in.; 4½ in.; 5 in. and 5½ in. (outside diameters), approval of.

APPEARANCES—

For Applicant: Morton S. Cahn.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION—(355-51-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 355-51-SM

September 13, 1951

Subject: World Concrete Filled Steel Columns; 3½" x 4"—Lightweight and 3½"; 4"; 4½"; 5" and 5½" Heavy Weight, approval of.

Morton S. Cahn for World Pipe and Column Company, Brooklyn, New York, filed May 11, 1951 an application with the Board of Standards and Appeals for approval of the World Concrete Filled Steel Columns; 3½" and 4" Lightweight and 3½"; 4"; 4½"; 5" and 5½" Heavy Weight; under the provisions of C26-191.0 Administrative Building Code.

Purpose

These columns are to be used as structural supports in building construction.

Description

The lightweight columns consist of 3½" O.D. and/or 4" O.D. 11 gauge (.125") shell thickness electric welded or seamless tubing filled with a concrete mix.

The heavyweight column consists of 3½"; 4"; 4½"; 5" and/or 5½" standard pipe filled with a concrete mix.

The concrete mix is as follows:

One part of approved Portland cement; one part of sand and two parts of crushed blue stone with five gallons of water per sack of cement. The concrete is poured into the tube and rodded and vibrated to give a compact mass. A base plate is welded onto the tube before filling and later a cap is welded onto the tube after the concrete has its initial set.

Inspection and Test

The make up of test columns was witnessed by J. A. Darts; Asst. Engr. Committee on Test and M. Cahn and W. Schreer, representing the applicant. The identified test columns were load tested at Columbia University September 11, 1951 in the presence of the above-named persons.

Results of Test

1) Lightweight Columns
(a)

Member O.D.	3½" (Welded Tube)	3½" (Seamless Tube)	4" Welded	4" Seamless
Thickness	.125"	.125"	.125"	.125"
Area	1.33 sq. in.	1.33 sq. in.	1.52 sq. in.	1.52 sq. in.
Net Area	8.29 sq. in.	8.29 sq. in.	11.05 sq. in.	11.05 sq. in.
Length	9'-0"	9'-0"	9'-0"	9'-0"
at Failure	99,500 lbs.	101,200 lbs.	123,500 lbs.	153,000 lbs.
Base Plate	6"x6"x¼"	6"x6"x¼"	6"x6"x¼"	6"x6"x¼"
Cap Plate	6"x6"x¼"	6"x6"x¼"	6"x6"x¼"	6"x6"x¼"
Tested By	Buckling	Buckling	Buckling	Buckling

MINUTES

2)
(a) Heavy Weight

Diameter O.D.	3½"	4"	4½"	5"	5½"
Shell Thickness	.216	.226	.237	.247	.258
Steel Area	2.23	2.68	3.17	3.69	4.30
Concrete Arca	7.39	9.89	12.73	15.95	20.01
Test Length	11'-0"	13'-0"	15'-0"	17'-0"	18'-0"
Load at Failure	103,500 lbs.	121,500 lbs.	129,500 lbs.	150,000 lbs.	279,200 lbs.
Top Plate	6"x6"x¼"	6"x6"x⅝"	7"x7"x½"	10"x10"x¾"	10"x10"x¾"
Base Plate	6"x6"x¼"	6"x6"x⅝"	7"x7"x½"	10"x10"x¾"	10"x10"x¾"
Failure By	Buckling	Buckling	Buckling	Buckling	Buckling

The safe carrying load will be based, for both the light-weight and heavyweight columns, on the following formula:

$$P = (Ac \text{ plus } 12As) (1600 - 24 \frac{1}{d})$$

Where P = Safe Carrying capacity
Ac = Area of Concrete
As = Area of Steel
 $\frac{1}{d}$ = Length of column in inches divided by outside diameter.

The ultimate load at failure must be three (3) times computed load, as figured by the above formula, for greatest length tested.

Lightweight		Load in Kips	Length in Feet			
Diameter	Shell Thickness	6'-0"	7'-0"	8'-0"	9'-0"	10'-0"
3½" (Welded)	.125	27.0	25.0	23.0	21.0	19.0
3½" (Seamless)	.125	27.0	25.0	23.0	21.0	19.0
4" (Welded)	.125	34.2	32.1	30.0	27.9	25.8
4" (Seamless)	.125	34.2	32.1	30.0	27.9	25.8

Heavyweight		Length in Feet											
	Shell	Load in Kips											
Diameter	Thickness	6'	7'	8'	9'	10'	11'	12'	13'	14'	15'	16'	17'
3½"	.216	37.7	35.	32.	29.5	26.5	24						
4"	.226	49	46	43	40	37.0	33.5	30.5	27.5				
4½"	.237	61.5	58	55	52	48.5	45	42	39.	35.5	32		
5"	.247	75.5	72	68.5	65	61.5	58	54.5	51	47.5	44	40.5	37
5½"	.258	92	88	84.5	80.5	77	73	69.5	65.5	62	58	54.5	50.5

Recommendation

On the basis of the inspection and test and as the failure at the load test exceeded by three times the computed safe load, the Committee on Test recommends the approval of World Concrete Filled Steel Columns; Lightweight 3½" x 4" (Welded and/or Seamless Tubing) and Heavyweight 3½"; 4"; 4½"; 5" and 5½" (Standard Pipe); filled with a concrete mix as herein described, for use in New York City in accordance with tables (1 and 2) of safe carrying concentric loads on condition that all edges of the shell are to be cut true and square to longitudinal axis of the shell, by rotating shell during cutting. All base plates and caps are to be of a size, not less than a size as shown on Tables 1a and 2a. All holes in the baseplates and caps for bolts, etc. are to be punched or drilled before the plates are welded to the tube. All welding shall be in conformity with the Fusion Welding Rules of the Board.

The cap and base plates must be pressed tightly against the shell during welding.

A ¼" inspection hole shall be maintained clear through the column at the 1/3 point of length.

Each column shall be marked: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 355-51-SM" in such a manner as to be readily discernible to an inspector even though the column is painted and erected in a building.

(Sgd.) EDWIN W. KLEINERT,
Commissioner.

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals hereby approve this material in accordance with the a report.

323-47-SM

APPLICANT—Neslo Manufacturing Corp., owner.

SUBJECT—Application for consideration—reopening consider new design for test and report—re Grip Metal Studs and Clips (for use with V board and Gypsum Lath) previously approved.

APPEARANCES—

For Applicant: Norman A. Olsen.

ACTION OF THE BOARD—Reopened as Vol. II, for and report to consider new design.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Guir
Negative

678-49-SA

APPLICANT—Eddy Valve Company (Division Jam Clow & Sons) for James B. Clow & Sons, o

SUBJECT—Clow Gas-fired Unit Heaters, Model No 100, 135, 170, 170G, and 210, approval of.

APPEARANCES—

For Applicant: Robert Stuhlfauth.

ACTION OF BOARD—Laid over to October 16, 19 2 P.M. for further consideration.

MINUTES

APPEALS FROM ADMINISTRATIVE DECISIONS

192-51-A

APPLICANT—Lama, Proskauer and Prober, for Minnie and Angelo Aragona, owners.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION—(192-51-A)

WHEREAS, Lama, Proskauer and Prober, for Minnie and Angelo Aragona, owners, filed March 2, 1951, an appeal from an order and decision of the fire commissioner affecting premises 141-59 Springfield boulevard, east side, 130.85 ft. south of 141st road (Block 13062, Lot 90 and Block 13063, Lot 55), Springfield Gardens, Borough of Queens; and WHEREAS, Order No. 27622-LF issued by the fire commissioner April 27, 1950 and referred to in a decision of the fire commissioner dated January 30, 1951, reads:

"Install an adequate yard hydrant system throughout the lumber yard installed in accordance with Article 17 Chapter 26 Administrative Code, Sec. C19-161.0 Adm. Code."

WHEREAS, the applicant states that the premises consist of a plot 371.21 ft., irregular, by 340.08 ft., irregular in area, in a retail and residence use, D area, Class 1 height district, upon which there exists 4 buildings as follows: building 1 is one story, 15 ft. in height, 47 ft. 8 in. by 29 ft. 2 in., irregular in area, of Class 4 construction, used as an office and shed with an occupancy of 4 persons; building 2 is one story, 17 ft. 6 in. in height, 74 ft. 11 in. and 16 ft. by 25 ft. 6 in. and 16 ft. in area, of Class 3 construction, used for building material and lumber storage with an occupancy of 4 persons; building 3 is one story, 15 ft. in height, 96 ft. 4 in. by 25 ft. 8 in., irregular in area, of Class 3 and Class 4 construction, used as a five car garage for the storage of building material with an occupancy of 4 persons; building No. 4 is one story, 21 ft. in height, 65 ft. by 40 ft. in area, of Class 3 construction, used for the storage of lumber and building material with an occupancy of 4 persons; and

WHEREAS, the applicant states that building No. 1 is used as an office and open frame shed erected under Permit No. 2810-47 for which certificate of occupancy Q60560 was issued; that building No. 2 is used for the storage of building materials, lumber and cement under Permit No. N.B. 7-47 and certificate of occupancy Q60488 was issued for this use; that building No. 3 is used as a five car garage erected under N.B. 20053-26 and an open frame shed for storage of lumber and building materials erected under Permit No. 5396-47 and certificate of occupancy Q60503 was issued for this use; that building No. 4 is used for the storage of lumber and building materials erected under Permit No. 4935-48 and certificate of occupancy Q60505 was issued therefor; that all of these uses and the open storage yard for building materials were submitted under various permits granted by the Board under Cal. Nos. 204-48-BZ and 204-48-A; that the present frame shed 16 ft. by 30 ft. in area adjoining building No. 2 is to be removed; and

WHEREAS, the applicant contends that there is no manufacturing in any of the buildings, that there is no storage of volatile materials and no flame or spark producing devices; that all of the buildings are accessible to the street; that there is nothing on the site hazardous to any adjoining premises; that the entire project does not present an un-

usual condition that would require a yard hydrant system throughout the premises; that there are two hydrants directly in front of the premises on Springfield boulevard; that such portable fire fighting appliances will be installed and maintained as directed by the fire commissioner; that acquisition for the grade crossing elimination will necessitate partial removal of the northeasterly corner of the building No. 1; that the widening of Springfield boulevard will take the westerly part of the site resulting in the loss of the existing office building No. 1 and the westerly part of the loading platform and building structure existing at No. 2; that plans have been approved for the installation of the Edgewood avenue sewer which is proposed through the property westerly to Springfield boulevard and will divide the premises into separate parts; and

WHEREAS, the premises were inspected by a committee of the Board and the committee is of the opinion that, in view of the resolution adopted by the Board under Cal. 204-48-BZ, dated September 21, 1948 and the fact that the committee upon inspection found incombustible material piled around the yard, the appeal should not be granted.

Resolved, that Order #27622-LF of the fire commissioner be and it hereby is affirmed and that the appeal be and it hereby is denied.

297-49-A

APPLICANT—Charles M. Spindler, for 800 Sterling Place Corp., owner, (Sparkle Cleaners, Inc., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution re Appeal from a decision of the fire commissioner (previously granted on condition).

PREMISES AFFECTED—796-800 Sterling place, south side, 200 ft. east of Rogers avenue (Block 1247, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (297-49-A)

WHEREAS, this appeal from an order and decision of the fire commissioner, affecting premises 796-800 Sterling place, south side, 200 ft. east of Rogers avenue (Block 1247, Lot 18), Borough of Brooklyn was granted by the Board July 6, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant's equipment involved is as follows: 10 Heusch tumblers, approved under Cal. No. 788-48-SA, on June 14, 1949; 1 Hoffman extractor, approved by the Board under Cal. No. 260-49-SA, on February 28, 1950; 1 American Laundry extractor, approved by the Board under Cal. No. 84-50-SA, on July 18, 1950; 1 Olson still, approved by the Board under Cal. No. 665-50-SA, on February 14, 1951; 1 Butler filter, approved by the Board under Cal. No. 690-49-SA, on February 15, 1950 and 2 Prothers washers, no longer manufactured, not approved by the Board but recommended for approval in this particular installation after inspection on September 26, 1951.

Resolved, that the Board of Standard and Appeals does hereby amend the resolution adopted on July 6, 1949, so that as amended this portion of the resolution shall read:

"... Resolved, that the decision of the fire commissioner acting on Order 15565-LC, be and it hereby is modified and that the appeal be and it hereby is granted to permit the use of the dry cleaning equipment as proposed, on condition that the premises and equipment shall be maintained to the satisfaction of the fire commissioner and that a certificate of occupancy shall be applied for from the Department of Housing and Buildings."

MINUTES

397-51-A

APPLICANT—Samuel Cohen, for Harry Crane, owner.
 SUBJECT—Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—52 West 46th street, south side, 270 ft. east of 6th avenue (Block 1261, Lot 63), Borough of Manhattan.
 APPEARANCES—
 For Applicant: Samuel Cohen.
 For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
 ACTION OF BOARD—Appeal withdrawn without prejudice.
 THE VOTE TO WITHDRAW—
 Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
 Negative 0

340-51-A

APPLICANT—Samuel Roth, for Lewis Block Corp., owner.
 SUBJECT—Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—618 Lexington avenue, west side, 20 ft. 10 $\frac{3}{4}$ in. north of East 53rd street (5th floor); (Block 1308, Lot 14 $\frac{1}{2}$), Borough of Manhattan.
 APPEARANCES—
 For Applicant: None.
 For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
 ACTION OF BOARD—Laid over to October 23, 1951, 2 P.M. for additional information.

537-51-A

APPLICANT—Bergerman and Hourwich, for New York Ambassador, Inc., owner.
 SUBJECT—Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—341-361 Park avenue and 101-105 East 51st street, northeast corner and 98 East 52nd street (subcellar); (Block 1306, Lot 1), Borough of Manhattan.
 APPEARANCES—
 For Applicant: Milton M. Bergerman, Joel Dockart and Angel Santibanez.
 For Opposition: Frederick Nack.
 For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
 ACTION OF BOARD—Laid over to October 16, 1951, 2 P.M. for further consideration.

562-51-A

APPLICANT—Joseph Lau, for New York Law School, owner.
 SUBJECT—Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—242-244 William street, northeast corner of Duane street and 14 New Chambers street (5th and 6th floors and 6th floor mezzanine); (Block 119, Lot 12), Borough of Manhattan.
 APPEARANCES—
 For Applicant: Joseph Lau.
 For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
 ACTION OF BOARD—Laid over to October 23, 1951, 2 P.M. for inspection and decision.

ZONING APPLICATIONS.

819-47-BZ

APPLICANT—Joseph Schafran, for Morley Holding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—118-21 Queens boulevard northwest corner of 78th Crescent (Block 2270 Lot 41), Forest Hills, Borough of Queens.

APPEARANCES—
 For Applicant: Charles I. Goldman.
 For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee
 Negative

THE RESOLUTION (819-47-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of more than five (5) motor vehicle for a temporary period, affecting premises 118-21 Queens boulevard, between 113th place and Queens boulevard (Block 2270, Lot 41), Forest Hills, Borough of Queens was granted by the Board November 18, 1947 on certain conditions; and

WHEREAS, the term of variance was extended October 17, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals do hereby amend the resolution adopted on November 18, 1947, only so far as it has reference to the term of the variance so that as amended this portion of the resolution shall read

"... granted under section 7, subdivision h, for term of five (5) years from the date of this amended resolution, to permit ... that other than as hereby amended, the resolution adopted on November 18, 1947 shall be complied with in all respects and that a new certificate of occupancy shall be obtained (Misc. Appl. 5949-47)."

360-49-BZ

APPLICANT—Lama, Proskauer and Prober, for William F. Nawroth, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7f and 7i of the zoning resolution, to permit in the business use portion of plot, located in residence and business district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repair shop, auto laundry, boiler room, storage of auto parts and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—69-05 Eliot avenue, 60-63 60-75 69th street, northeast corner and 60-66 60-74 69th place (Block 2838, Lots 22 and 41) Maspeth, Borough of Queens.

APPEARANCES—
 For Applicant: Alfred A. Lama.
 For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time complete extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee
 Negative

MINUTES

THE RESOLUTION (360-49-BZ)

WHEREAS, this application under sections 7f, 7i and 7h of the zoning resolution, to permit in the business use portion of a plot, located in residence and business use districts, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repair shop, auto laundry, boiler room, garage of auto parts, office and the parking of more than ten motor vehicles waiting to be serviced, affecting premises 60-05 Eliot avenue, 60-63 to 60-75 69th street, northeast corner and 60-66 to 60-74 69th place (Block 2838, Lots 22 and 23), Maspeth, Borough of Queens was granted by the Board September 13, 1949, on certain conditions; and

WHEREAS, time to complete was extended October 17, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 13, 1949, in so far as it has reference to the time within which to obtain permits and complete the work, so that as amended the portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings, that all work shall be completed in accordance with the requirements of Section 22A of the zoning resolution (N.B. 1750-49)."

51-BZ

APPLICANT—Abraham N. Horowitz, for Celestina Vastano, owner.

SUBJECT—Application for consideration—reopening for approval of plans and additional conditions—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, sale of accessories, motor vehicle repairs and office, for a term of ten (10) years.

PREMISES AFFECTED—218-228 Hamilton avenue, and 690-692 Hicks street, southwest corner and 33-43 Luqueer street (Block 513, Lots 29, 33 and 35), Borough of Brooklyn.

PEARANCES—

For Applicant: Abraham N. Horowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, plans approved and resolution amended.

THE VOTE TO REOPEN, APPROVE PLANS AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (89-51-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, auto washing, sale of accessories, motor vehicle repairs and office, for a term of ten (10) years, affecting premises 218 to 228 Hamilton avenue and 690 to 692 Hicks street, southwest corner, and 33 to 43 Luqueer street (Block 513, Lots 29, 33 and 35), Borough of Brooklyn was granted by the Board July 3, 1951, on certain conditions; and

WHEREAS, the applicant requested an approval of plans submitted as being in substantial compliance with the Board's requirements and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby approve working drawings marked "Received August 1951," (4 sheets), on condition that all the requirements of the resolution adopted on July 3, 1951, shall be complied with; that in addition there shall be a wall from the accessory building to the building line of Luqueer street and from the building line of Luqueer street easterly for a

distance of 40 ft.; that such wall shall be of masonry, properly coped and of a total height not less than 5 ft. 6 in., except that such wall may be sloped down within 10 ft. of the 40 ft. termination to a height of not less than 4 ft.; that a similar wall shall be erected along the westerly lot line from the accessory building to the building line of Hamilton avenue; that the planting areas, as indicated, shall be maintained with suitable material and shall be protected with curb not less than 6 in. in width and 6 in. in height; that the sidewalks and curbing around the premises shall be constructed or restored to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all pumps shall be of the low type and of a make as approved by the Board; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all temporary signs and all roof signs but permitting the erection of one post standard within the building line where shown for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. 2309-50).

1187-24-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application for consideration—reopening to consider extension of building—re Application (decision of the borough superintendent) under sections 7c and 7d of the zoning resolution, to permit in a residence use district, the extension of a central telephone exchange building (previously granted by the Board).

PREMISES AFFECTED—87-28 109th street, west side, 164.67 ft. south of Jamaica avenue and 87-29 108th street (Block 9298, Lots 91, 1, 55 and 56), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: M. A. Munson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider extension of building.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

114-28-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Hustedt Chevrolet, owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in use from boiler room, garage, offices and locker room to boiler room, motor vehicle repair shop, wheel alignment, brake testing, lubrication, car washing, paint and spray shop, metal body shop, parts department, offices, sale of auto accessories, locker room and gasoline pump (previously granted for garage).

PREMISES AFFECTED—109-07 to 109-21 101st avenue and 97-44 to 97-52 110th street, northwest corner (Block 9395, Lots 51 and 53), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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Urbana, Ill.

MINUTES

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

392-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening to consider reconstruction—re Application (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use, D area district, the demolition of existing gasoline service station and the erection of a gasoline service station, lubritorium, car washing, **minor repairs and parking of cars waiting to be serviced** and with entrances beyond 25 ft. of street intersection abutting a residence use, (previously granted for gasoline service station).

PREMISES AFFECTED—109-45 Francis Lewis boulevard and 206-01 Hollis avenue, northeast corner (Block 10913, Lot 33, Bellaire, Borough of Queens).

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure, to consider reconstruction.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

227-43-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for Endmur Realty Corporation, owner.

SUBJECT—Application for consideration—reopening to consider a new proposal—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, B area district, the change of use of existing garage for more than five motor vehicles to storage of caskets and casket boxes, (previously denied for factory use).

PREMISES AFFECTED—31-35 41st street, east side, 350 ft. south of 31st avenue (Block 679, Lot 27), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Donald Valentine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. I, subject to regular procedure to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee
Negative

GENERAL RESOLUTION.

1464-39-GR

APPLICANT—Francis B. Hastings.

SUBJECT—Application for consideration—reopening to consider of F. B. Hastings as inspection agency—re Approval of Inspection Agencies and rules adopted by the Board under Cal. 1139-39-SR, addition of the inspection agency, Francis Hastings.

APPEARANCES—

For Applicant: Harry A. Sharpe.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee
Negative

THE RESOLUTION (1464-39-GR)

WHEREAS, this general resolution, approving certain applicants as approved inspection agencies, was adopted by Board December 18, 1939; and

WHEREAS, the resolution was amended from time to time (for the purpose of including additional names as approved inspection agencies) and last amended June 22, 1948; and

WHEREAS, an application has been made to the Board under date of September 12, 1951, by Francis B. Hastings of Orange, Virginia, for appointment as an inspection agency under the rules of the Board; and

WHEREAS, a letter has been received from the Underwriters Laboratories, Inc., addressed to Virginia Mel Products Company, Inc., 44 Wall street, New York City, dated October 4, 1951, reading as follows:

"As requested in your recent telephone conversation, please be advised that the authorized representative of Underwriters' Laboratories, Inc., in Orange, Virginia, is Mr. Francis B. Hastings of Orange, Virginia;" and

WHEREAS, in such application the qualifications of applicant are set forth.

Resolved, that the Board of Standards and Appeals do hereby approve Mr. Francis B. Hastings, Orange, Virginia as an inspection agency under the rules of the Board adopted under Cal. 1464-39-GR.

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, Chief Clerk

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BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
CHIEF PETER LOFTUS
JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WHitehall 3-3600

OFFICE HOURS FOR PUBLIC— 9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

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PUBLIC HEARINGS

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Special meetings as published in this Bulletin.
All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION
10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in con-
nection with which court proceedings are pending or in
progress, unless exception is granted by the chairman,
nor accepted which is not filed within thirty days from
the date of the action of the Administrative Official.

Any communication purporting to be an appeal or ap-
plication shall be regarded as a mere notice of intention
to seek relief until it is filed on the form required by the
rules of this board.

Upon receipt of any such communication the writer
will be supplied with the official forms for presenting
his appeal or application.

At the time of filing an appeal or application, the ap-
pellant or applicant shall forward a signed notice of
appeal addressed to the administrative official either
borough superintendent of buildings or fire commissioner
and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans
must indicate the points of the compass so as to establish
the true location and position of the property, the sub-
ject of the appeal or application.

Appeals and applications will be simplified and disposi-
tion of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

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664-51-A—H.B.B.—319-331 Winthrop street, north side, 169.10 ft. east of Nostrand avenue (Block 4819, Lot 62), Borough of Brooklyn, Alt. 3109-51.

665-51-BZ—H.B.M.—88 East End avenue, west side, 101 ft. north of East 83rd street (Block 1580, Lot 27), Borough of Manhattan, Alt. 1233-51.

666-51-A—H.B.M.—1148 5th avenue and 2 East 96th street, southeast corner (4th floor); (Block 1507, Lot 69), Borough of Manhattan, Certificate of Occupancy 251-51.

667-51-BZ—H.B.Q.—248-27 Northern boulevard, northwest corner of 249th street (Block 8118, Lot 29), Little Neck, Borough of Queens, N.B. 2484-51.

668-51-SM—J. H. Thorp and Co., Inc., 50 in. Swirl Dynel Damask Model 16478, (furniture upholstery, draperies and wall coverings), manufactured by J. H. Thorp and Co., Inc., Material.

669-51-SM—J. H. Thorp and Co., Inc., 50 in. Dynel Print, Model 71470 (slipcovers, draperies and bedspreads), manufactured by J. H. Thorp and Co., Inc., Material.

670-51-A—H.B.Q.—83-59 248th street, northeast corner of Hillside avenue; 83-55 249th street, east side, 50 ft. north of Hillside avenue; 83-56 250th street, west side, 50 ft. north of Hillside avenue and 83-60 250th street, northwest corner of Hillside avenue (Block 8592, Lots 32, 34, 39 and 41); 83-57 250th street, northeast corner of Hillside avenue; 83-53 250th street, east side, 50 ft. north of Hillside avenue; 83-58 251st street, northwest corner of Hillside avenue and 83-54 251st street, west side, 50 ft. north of Hillside avenue (Block 8393, Lots 32, 34, 39 and 41); 83-57 251st street, northeast corner of Hillside avenue; 83-53 251st street, east side, 50 ft. north of Hillside avenue; 83-52 252nd street, west side, 50 ft. north of Hillside avenue and 83-56 252nd street, northwest corner of Hillside avenue (Block 8594, Lots 31, 33, 42 and 44); 83-51 and 83-55 252nd street, east side, 40 ft. and 80 ft. north of Hillside avenue; 83-59 252nd street, northeast corner of Hillside avenue; 83-54 253rd street, west side, 50 ft. north of Hillside avenue and 83-58 253rd street, northwest corner of Hillside avenue (Block 8595, Lots 31, 33, 38, 40 and 42), Jamaica, Borough of Queens, N.B. 5179 to 5195-51 inclusive.

671-51-SM—Accotred (flooring), manufactured by Armstrong Cork Co., Material.

672-51-SM—Armstrong Lining Felt, manufactured by Armstrong Cork Co., Material.

673-51-SM—Armstrong Linoleum Tile, manufactured by Armstrong Cork Co., Material.

674-51-SM—Armstrong Quaker Wall Covering, manufactured by Armstrong Cork Co., Material.

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382-43-A—Vol. III—H.B.B.—150 Ocean parkway, west side, 395 ft. south of Caton avenue (1st floor—rear) (Block 5328, Lot 30), Borough of Brooklyn, Alt. 2427-5.

852-46-BZ—Vol. II—H.B.Q.—18-07 to 18-17 Mott avenue and 18-06 to 18-18 Cornaga avenue, northwest corner (Block 48, Lot 34), Far Rockaway, Borough of Queens, Alt. 663-51.

731-48-A—H.B.B.—990 Bedford avenue, west side, 36 ft. north of De Kalb avenue (Block 1928, Lot 69), Borough of Brooklyn, Alt. 4054-47.

617-50-SA—Vol. II—DC Power Failure Device, Model 4, manufactured by Serge Elevator Co., Inc., Appliances.

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Refrigerating System. Chap. 19....Mar. 27, 1951—Vol. 36, No. 13A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 23, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 23, 1951, at 10 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

09-51-BZ—Application, March 28, 1951, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer & Prober, applicants, on behalf of Benjamin C. Nevin, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, accessory sales and storage, motor vehicle repairs and office; premises 146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.

15-47-BZ—Reopened May 2, 1950 as Volume II—Application, April 21, 1950, under sections 7i, 7e and 7A of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of E. Koepfel, Inc., owner, to permit in a residence and business use district, the parking of cars on roof of existing structure with a business driveway crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection; premises 162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

16-51-A—162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

13-51-BZ—Application, May 2, 1951, under section 7e of the zoning resolution, of Carroll Blake, applicant, on behalf of Mary Molina, owner, to permit in a residence and business use district, the installation of power saws in existing lumber storage building, to be used as a wood cabinet making shop for a term of twenty years; premises 298-2902 Nostrand avenue, west side, 540 ft. north of Avenue P (Block 7690, Lot 73), Borough of Brooklyn.

01-51-BZ—Application, March 30, 1951, under sections 7a and 7h of the zoning resolution, of William A. Giesen, applicant, on behalf of Vito Macina, Jr., owner, to permit in a business use district, the erection and maintenance of a gasoline (and oil selling) station and the parking and storage of more than five motor vehicles; premises Williamsbridge road, west side, 100 ft. north of Neill avenue (Block 4306, Lots 13 and 14), Borough of the Bronx.

15-45-BZ—Vol. II—Reopened September 18, 1951—for consideration as to new proposal—re Application of Lama, Proskauer and Prober, applicants, on behalf of Leland R. Realty Co., Inc., owner, under section 7c of the zoning resolution, to permit partly in a business use and partly in a residence use district, the proposed change in occupancy from public garage, office and gas station to factory use, using more than the permitted area for manufacturing use; premises 341-347 Reid avenue and 63-79 Marion street, northeast corner (Block 102, Lot 1), Borough of Brooklyn.

06-BZ—Vol. II—Reopened September 18, 1951—for consideration as to amendment re additional storage space—re Application of Frederick A. Ketcher, applicant on behalf of Kesbec, Inc., owner, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station (previously denied under sections 7f and

21), motor vehicle repair shop, auto washing, lubricatorium, office and sale of accessories, for a term of fifteen years; premises north side of Westchester avenue, northwest corner of White Plains road and northeast corner of Leland avenue (Block 3880, Lots 1, 2, 3, 4 and 5), Borough of The Bronx.

626-41-BZ—Reopened September 25, 1951 for consideration as to extension of term of variance—re Application of Embury and Lucas, applicants, on behalf of Metropolitan Jockey Club, owner, under section 7h of the zoning resolution, to permit in a residence use district, for a term of years, the transient parking within the residential area as an extension to the permissive parking in the business area; premises 165-10 Baisley boulevard, southeast corner of New York boulevard (Block 3300, Lot 2), Jamaica, Borough of Queens.

1029-40-A—165-10 Baisley boulevard, south side, 480 ft. east of New York boulevard (Block 3300, Lot 2), Jamaica, Borough of Queens.

446-50-BZ—Reopened and restored to docket, September 25, 1951—re Application of Herbert H. Widder, applicant, on behalf of Mary Kulwiec, owner, under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a two-family dwelling nearer to the street line permitted; premises 150-05 84th road, northeast corner of 150th street (Block 9750, Lot 29), Jamaica, Borough of Queens.

204-24-BZ—Reopened February 27, 1951 as Volume III—Application, February 2, 1951, under section 7e of the zoning resolution of Lama, Proskauer and Prober, for Michael DeLaurenzo, owner (Sunrise Waste Material Co., Lessee), to permit in a residence use district, the extension in use of building for a period of two years (change of occupancy from garage for more than five motor vehicles to a junk shop previously granted by the Board—expires November 21, 1955), and to permit a loading platform on adjoining lot to be used in conjunction with junk shop; premises 475-479 Hemlock street, east side, 129 ft. 7½ in. south of Liberty avenue (Block 4200, Lots 8 and 9), Borough of Brooklyn.

109-34-BZ—Reopened February 14, 1951 as Volume II—Application, January 30, 1951, under section 7i of the zoning resolution of Morton S. Cahn, for Louis Feinstein, owner, to permit in a business use district, the addition of motor vehicle repairing to existing gasoline service station, sales and auto accessories, greasing, auto laundry, and office; and the parking for ten cars; premises 64-40 Myrtle avenue and 72-02 Cypress Hills street, southwest corner (Block 3594, Lot 7), Glendale, Borough of Queens.

1082-41-BZ—Reopened July 17, 1951 as Volume II—Application, June 14, 1951, under section 7h of the zoning resolution of Levy and Nevins, for Exner Realty Corporation, owner (Exner Sand and Gravel Corp., lessee), to permit in a residence and unrestricted use district, the parking and storage of motor vehicles, and the reconstruction of a building to be used as an office for a term of years; premises 441 East 109th street, northwest corner of Franklin D. Roosevelt (East River) drive (Block 1703, Lot 22 and part of Lot 18), Borough of Manhattan.

205-51-BZ—Application, March 26, 1951, under section 21 of the zoning resolution, of Shangri-La Homes, Inc., owner, to permit in a residence use, G area district, the maintenance of existing building (dwelling) without the required setback; premises 252-68 Leeds road, east side, 422.12 ft. south of 254th street (Block 8253, Lot 28), Little Neck, Borough of Queens.

410-51-BZ—Application, June 11, 1951, under section 7e of the zoning resolution of Robert J. Farrington, for Gertrude Waxenbaum, owner, to permit in a residence use district, the change in occupancy from club and one fam-

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ily dwelling to funeral home; premises 1011 Pelham Parkway, northeast corner of Esplanade (Westchester); (Block 4365, Lot 5), Borough of The Bronx.

554-51-BZ—Application, August 3, 1951, under sections 7c, 7h and 21 of the zoning resolution, of Lehman and Fitzsimons, for Roland Realty and Construction Corporation, owner, to permit in the local retail use, C area district portion of plot, the maintenance of existing building by the conversion of loading areas to store areas constituting an extension of use into residence use district and makes the coverage more than is permitted; and to permit the parking of automobiles in the residence use portion of plot for patrons and employees—no fee to be charged; premises 138-18 to 138-38 Northern boulevard, south side, 150.38 ft. east of Union street (Block 5010, Lot 28), Flushing, Borough of Queens.

627-51-BZ—Application, September 13, 1951, under sections 7e, 7f, 7h and 7i, of the zoning resolution of Paul Friedman, for Benson Chevrolet, Inc., owner (General Outdoor Advertising Co., lessee), to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop incident to authorized automobile dealer's use, including a non-storage garage for more than five, but not more than seventy motor vehicles; an automobile showroom for authorized automobile dealer; storage sale and display of more than five but not more than twenty-five used motor vehicles; free parking of more than five but less than thirty motor vehicles for patrons and employees only, office, conference room and storage of bulk auto parts; with a roof sign not in conformity with Zoning Resolution; premises 1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (Block 6341, Lot 30), Borough of Brooklyn.

628-51-A—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (mezzanine); (Block 6341, Lot 30), Borough of Brooklyn.

277-51-A—120 Wooster street, east side, 75 ft. south of Prince street (2nd floor); (Block 500, Lots 11 and 13), Borough of Manhattan.

465-51-A—4902-4924 2nd avenue, west side, from 49th to 50th streets, 102-170 49th street and 111-169 50th street (1st floor); (Block 780, Lot 1), Borough of Brooklyn.

550-46-A—Vol. II—620-634 12th avenue, east side, from West 47th to West 48th streets (Block 1095, Lots 11-17, 40-48 and 50-54); (3rd floor), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 23, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October 23, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

678-49-SA—Clow Gas-Fired Unit Heaters—Model Nos. 85-100-135-170-210 and 170G.

490-51-A—Foot of Kent street, 527 ft. 5½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

489-51-A—Foot of Huron street, 643 ft. west of West street (Block —, Lot —), Borough of Brooklyn.

491-51-A—Foot of Java street, 544 ft. 1½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

340-51-A—618 Lexington avenue, west side; 20 ft. 10¾ in. north of East 53rd street (5th floor); (Block 1308, Lot 14½), Borough of Manhattan.

562-51-A—242-244 William street, northeast corner Duane street and 14 New Chambers street (5th, 6th floor and 6th floor mezzanine); (Block 119, Lot 12), Borough of Manhattan.

240-51-A—101-28 45th avenue, south side, 100 ft. west of 102nd street (Block 1630, Lots 13, 14), Corona, Borough of Queens; (under section 35 of the General City Law re bed of mapped street—proposed widening of 45th avenue.

565-51-A—114-08 Mexico street, southwest corner Murdock avenue and northeast corner of 114th road (Block 10396, Lots 2 and 27); 189-11, 189-17 and 189-114th road, north side, 77.86 ft. east of Murdock avenue, 105 ft. west of Mexico street, and 65 ft. west of Mexico street (Block 10396, Lots 5, 7 and 10), St. Albans, Borough of Queens.

589-51-A—805-807 1st avenue and 343 East 45th street, northwest corner (exterior facades); (Block 1338, Lots 22½, 23 and 24), Borough of Manhattan.

646-51-A—3319-3335 Atlantic avenue and 283-295 Euclid avenue, northeast corner (cellar and 1st floor); (Block 4145, Lot 1), Borough of Brooklyn.

443-51-A—1539-1559 Troy avenue and 4402-4508 Glenwood road, southeast corner (Block 7728, Lots 36 and 51), Borough of Brooklyn.

664-51-A—319-331 Winthrop street, north side, 169.10 ft. east of Nostrand avenue (Block 4819, Lot 62), Borough of Brooklyn.

670-51-A—83-59 248th street, northeast corner of Hillside avenue; 83-55 249th street, east side, 50 ft. north of Hillside avenue; 83-56 250th street, west side, 50 ft. north of Hillside avenue and 83-60 250th street, northwest corner of Hillside avenue (Block 8592, Lots 34, 39 and 41); 83-57 250th street, northeast corner of Hillside avenue; 83-53 250th street, east side, 50 ft. north of Hillside avenue; 83-58 251st street, northwest corner of Hillside avenue and 83-54 251st street, west side, 50 ft. north of Hillside avenue (Block 8393, Lots 32, 34, 39 and 41); 83-57 251st street, northeast corner of Hillside avenue; 83-53 251st street, east side, 50 ft. north of Hillside avenue; 83-52 252nd street, west side, 50 ft. north of Hillside avenue and 83-56 252nd street, northwest corner of Hillside avenue (Block 8594, Lots 33, 42 and 44); 83-51 and 83-55 252nd street, east side, 40 ft. and 80 ft. north of Hillside avenue; 83-59 253rd street, northeast corner of Hillside avenue; 83-54 253rd street, west side, 50 ft. north of Hillside avenue and 58 253rd street, northwest corner of Hillside avenue (Block 8595, Lots 31, 33, 38, 40 and 42) Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

OCTOBER 30, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October 30, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1051-21-BZ—Reopened June 5, 1951 as Volume II—Application, May 21, 1951, under sections 7c, 7e and 7f of the zoning resolution of Anthony T. Nappi, for M. Nappi, owner, to permit in a residence and business use district, the additional use of a gasoline service station, auto washing, lubrication, sale of auto accessories, office; and the parking of motor vehicles waiting to be serviced—to existing garage for more than five motor vehicles and motor vehicle repair shop; premises 1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

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296-32-BZ—Reopened July 17, 1951 as Volume IV—Application, November 15, 1950, under sections 7e, 7f and 7A of the zoning resolution of Paul Friedman, for Kings Bay Realty Corporation, owner (Irving Saltz and Edmund Papano, lessees); (conditional vendee; Regal Properties, Inc.), to permit in the business use district a portion of a plot partly in a residence use district, and partly in a business use district, for a term of ten years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sale of accessories with curb cuts and sign more than the permitted distance from the intersection; premises 115-123 Kings Highway, and 1626-1640 Stillwell avenue, northwest corner (Block 6253, Lot 21), Borough of Brooklyn.

36-37-BZ—Reopened July 17, 1951 as Volume II—Application, June 21, 1951, under sections 7f and 7h of the zoning resolution of Henry George Greene, for Amp Auto Service, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing lubritorium, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt portion of plot; premises 239-255 East 3rd street, north side, 90 ft. west of Avenue C, 292-298 East 4th street, south side, 90 ft. west of Avenue C (Block 386, Lots 32 and 33), Borough of Manhattan.

44-51-BZ—Application, June 19, 1951, under section 7c of the zoning resolution of Henry George Greene, applicant, on behalf of East River Service Center, Inc., owner, to permit in a residence use district, the change in occupancy from storage garage and motor vehicle repair shop to the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, motor vehicle repair shop and office; premises 495-499 Franklin D. Roosevelt drive, southwest corner of Delancey street, 26 Mangin street and 6 Broome street (Block 322, Lots 37, 50, 51, 52 and 53), Borough of Manhattan.

59-47-BZ—Reopened April 10, 1951 as Volume II—Application, March 12, 1951, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober on behalf of Abe Messinger, owner (Ace Automobile Sales Co., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; premises 1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn.

7-50-BZ—Application, October 16, 1950, under section 7 of the zoning resolution of Simeon Heller, for Anna Agostino, owner (Jerry and Leonardo, Inc., lessee), to permit in a business use district, the extension of (in area and area), an existing gasoline service station and motor vehicle repair shop (previously granted by the board for a term of years—expires June 28, 1951), to be used as a gasoline service station, office, salesroom, motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona, Borough of Queens.

51-BZ—Application, June 1, 1951, under sections 7c, 7d and 7e of the zoning resolution of Lehman and Fitzsimons, Gustav F. Veirman, owner, to permit in a residence use district, the extension to an existing riding stable; premises 231-11 56th road, north side, from Easthampton boulevard to 232nd street, 29-37 Easthampton boulevard and 53-50 to 53-62 232nd street (Block 7510, Lot 33), Bayside, Borough of Queens.

51-BZ—Application, June 19, 1951, under section 7d of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of estate of Katherine W. Kean, owner (New York State Pharmaceutical Association, les-

see), to permit in a residence use district, the change in occupancy from resident to lecture rooms, library, offices and caretaker's apartment; premises 117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

463-51-A—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

39-37-BZ—Reopened April 17, 1951 as Volume IV—Application, March 19, 1951, under section 7c of the zoning resolution of Ribelle V. Perotto, for H. R. Schwartz, Arnold Schwartz, Henry L. Schwartz, B. D. Schwartz and I. W. Schwartz owners (doing business as United Service Stations), to permit in a business use district, the extension in use of gasoline service station, brake testing station, and the parking and storage of more than five motor vehicles; to include area now used for the parking and storage of more than five motor vehicles, to be used as a gasoline service station, auto laundry, lubritorium, and brake-testing, and to permit the installation of four additional gasoline storage tanks and four additional dispensing pumps; premises 619-641 Coney Island avenue, east side, from Mathews place to Slocum place, 2-8 Mathews place and 1-5 Slocum place (Block 5141, Lots 53 and 74), Borough of Brooklyn.

617-40-BZ—Reopened July 24, 1951 as Volume II—Application, July 18, 1951, under section 7e of the zoning resolution of Dominick Salvati & Son, for Garfield Park Postal Building Corp., owner, to permit in a residence use district, the erection and maintenance of a United States Post Office (Finance station); premises 1623-1625 East 17th street, east side, 100 ft. south of Avenue P (Block 6780, Lot 77), Borough of Brooklyn.

226-41-BZ—Reopened July 24, 1951 as Volume II—Application, July 18, 1951, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, for Joseph T. Donohue, owner, to permit in a residence use, B area district, the extension of one story altered building, for use as a store, using more than the area permitted; premises 60-62 East 86th street, south side, 134 ft. 5½ in. east of Madison avenue (Block 1497, Lots 48 and 48½), Borough of Manhattan.

460-51-BZ—Application, June 21, 1951, under sections 7f, 7i and 7h of the zoning resolution, of Henry George Greene, for Jerry I. Kaufman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, sale of accessories, lubritorium, car washing, motor vehicle repairs, and office; and to permit the parking and storage of more than five motor vehicles; premises Northwest corner East 162nd street and Park avenue, also northeast corner East 162nd street and Teller avenue (Block 2422, Lot 59), Borough of The Bronx.

815-26-BZ—Reopened May 22, 1951 as Volume III—Application, May 2, 1951, under section 7i of the zoning resolution of Robert Gottlieb, for 450 Southern Boulevard Realty Corporation, owner, to permit in a business and unrestricted use district, the change in occupancy from trade school to motor vehicle, body and fender repair shop; premises 450 Southern boulevard, west side, 66 ft. north of East 145th street and 825 East 145th street (Block 2600, Lot 28), Borough of The Bronx.

433-29-BZ—Reopened June 5, 1951 as Vol. III—Application, May 4, 1951, under sections 7i and 21 of the zoning resolution of Lama, Proskauer and Prober, for Sol Linchytz, owner (Richard Motors, lessee), to permit in a business use, C area district, the extension of existing building using more than the area permitted and the addition of touch up painting and spraying to existing motor vehicle repair shop, wheel alignment, brake-testing and lubrication; premises 807-817 East New York avenue, north side, 280 ft. 6¾ in. west of

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Schenectady avenue (Block 1429, Lots 56, 59, 60 and 61), Borough of Brooklyn.

472-37-BZ—Reopened April 10, 1951 as Volume III—Application, March 12, 1951, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, for Salvatore Castagna, owner (Volpe Brothers, lessee), to permit in a residence use, D area district, the erection and maintenance of a storage garage for more than five motor vehicles, lubritorium, auto laundry, motor vehicle repair shop and office, using more than the area permitted, on plot with an existing gasoline service station, lubritorium, car washing and office; premises 178-198 28th avenue and 2765-2773 Cropsey avenue, northeast corner (Block 6915, Lots 42, 49, 51 and 151), Borough of Brooklyn.

415-50-BZ—Application, June 14, 1950, under section 7h of the zoning resolution, of Joseph A. Doyle, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

407-51-BZ—Application, May 22, 1951, under sections 21 and 19b of the zoning resolution, of J. Herbert Burmeister, applicant, on behalf of Lana Development Corp., owner, to permit in a residence use, D area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the Zoning Resolution as to rear yards and with parking and garage spaces as calculated for the development as a unit instead of individual buildings; premises 182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens.

408-51-A—182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens.

508-51-BZ—Application, July 20, 1951, under sections 7c and 21 of the zoning resolution, of E. J. Cappello, applicant, for John B. Brennan, owner, to permit in residence use, G1 area district, the change in occupancy from one family dwelling to two family dwelling, and the erection of an extension nearer to lot line than is permitted; premises 41-12 170th street, west side, 87 ft. south of 41st avenue (Block 5346, Lot 31), Flushing, Borough of Queens.

590-51-BZ—Application, August 15, 1951, under sections 7c and 7e of the zoning resolution, of Samuel A. Hertz, applicant, for Rosirv Realty Corp., owner (Rachel Horowitz, lessee), to permit in the residence use district portion of a lot located in a residence and business use district, a curb cut and driveway to be used by existing hardware store for loading and unloading; and to permit the existing wooden shed over rear yard in residence and business use district portion to remain; premises 4309 Broadway, west side, 37 ft. 3½ in. south of West 184th street and 710 West 184th street (Block 2180, Lots 114 and 115), Borough of Manhattan.

591-51-A—4309 Broadway, west side, 37 ft. 3½ in. south of West 184th street and 710 West 184th street (1st floor, shed at rear and balcony); (Block 2180, Lots 114 and 115), Borough of Manhattan.

168-51-A—Appeal from a decision of the fire commissioner, re transportation, storage and sale of combustible mixture, known as Revlon Nail Enamel Remover in glass containers, in New York City (quantity in containers not in conformity with Administrative Code requirements).

291-51-A—182-202 Douglas street, south side, 125 ft. east of Bond street (Block 417, Lots 1 and 9), Borough of Brooklyn.

496-51-A—Henry Hudson parkway, center strip, 800 ft. west of West 172nd street (upper and lower levels) (Block 2140, Lot 200), Borough of Manhattan.

515-51-A—2190-2200 Madison avenue, west side, 89 ft. in. south of 138th Street Bridge Approach (cellar) (Block 1760, Lot 1), Borough of Manhattan.

574-51-A—441 East 20th street, north side, 416 ft. east of First avenue (cellar); (Block 978, Lot 1), Borough of Manhattan.

575-51-A—510 East 23rd street, south side, 180.47 ft. west of Franklin D. Roosevelt drive (cellar); (Block 978, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 30, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 30, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

249-51-SA—Utility Gas Fired Suspended Unit Heater—Model 65, UHF, 90 UHF, 150 UHF, and 225 UHF.

326-51-SA—Auto Bake Mobile Infra-Red Ovens—Models 710, 720, 730, 740, 750 and 760.

232-51-SA—Anderson Dryer (Gas Fired) Indirect Type

435-51-SA—York-Heat Oil Fired Warm Air Suspended Units, Models S1-115, S1-150 and S1-205.

373-45-SM—Vol. II—"Fabrilit" V-3708 FR (reopened July 17, 1951 re amendment of resolution to include additional fabric—"Fabrilit" V-3708-R).

476-51-SM—Burlington Mills All Nylon Drapery Fabric—Model S-4307.

191-51-SM—Vol. II—Trans-Color Screen, William Perforated Sound Type (Motion Picture Screen).

166-34-SA—Vol. III—"Lynn" Models 1F, 2CA and (domestic and commercial oil burners); (reopened September 18, 1951 re amendment of resolution to include additional models, namely "Lynn"—Models 1F, 2C and F.).

488-51-SA—Calorex Series R-100 Burner—Models 150, 200, 350 and 500.

369-51-SA—Ingersoll-Rand Company Fuel Oil Transfer Pump Model GT, Sizes 2" through 8".

269-51-A—30-32 West 13th street, south side, 401 ft. east of 6th avenue (Block 576, Lot 23), Borough of Manhattan.

308-51-A—143-145 Prince street and 445-449 West Broadway, northeast corner (Block 515, Lot 45), Borough of Manhattan.

306-51-A—176 Madison avenue, west side, 49.4½ ft. north of East 33rd street (Block 863, Lot 21), Borough of Manhattan.

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07-51-A—469-471 Broome street, southwest corner of Greene street (Block 475, Lot 47), Borough of Manhattan.

05-51-A—473-475 Broome street, south side, 50 ft. west of Greene street (Block 475, Lot 46), Borough of Manhattan.

57-50-A—89 Hull street, north side, 25 ft. west of Hopkinson avenue (1st floor); (Block 1532, Lot 39), Borough of Brooklyn.

52-51-A—49-10 Metropolitan avenue, south side, 194.37 ft. west of Bohack square (2nd, 3rd and 4th floors); (Block 3375, Lot 40), Ridgewood, Borough of Queens.

0-51-A—139 Front street, northeast corner of Depeyster street (Block 37, Lot 29), Borough of Manhattan.

7-51-A—116-162 Imlay street, west side, from Commerce to Verona streets, 111-121 Commerce street and 2-132 Verona street (1st, 5th and 6th floors); (Block 5, part of Lot 61), Borough of Brooklyn.

4-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

5-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 55, Lot 59), Borough of The Bronx.

9-51-A—32-09 Douglaston parkway (also known as 10 West drive), northeast corner of Manor road (Block 31, Lot 1), Douglaston, Borough of Queens.

5-51-A—982 East 55th street, west side, 55 ft. north of Avenue H (Block 7738, Lot 77), Borough of Brooklyn.

1-51-A—162-164 West 48th street, south side, 140 ft. east of 7th avenue (2nd, 3rd and 4th floors); (Block 100, Lots 58 and 158), Borough of Manhattan.

5-51-A—337 Richmond avenue and 167 Palmer avenue, northeast corner (Block 1038, Lot 1), Port Richmond, Borough of Richmond.

5-51-A—30-30 Northern boulevard, south side, 570.43 ft. east of 41st avenue (basement); (Block 239, Lot 60), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 7, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing on Tuesday morning, November 7, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

42-BZ—Reopened July 24, 1951 as Volume II—Application, June 28, 1951, under sections 7f, 7i and 7h of the zoning resolution of Henry George Greene, for Graham Rubinstein, owner, to permit in a business district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, sale of accessories, for vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unit upon portion of lot; premises West side of Edward Grant Highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx.

49-BZ—Reopened June 19, 1951 as Volume II—Application, June 19, 1951, under section 7c of the zoning resolution of Schuman and Lichenstein, for 119-20 Corporation, owner (Rogers Drug Co., lessee), to permit in a residence and local retail use district, the extension of existing building for loading area with an entrance through residence use portion of plot; premises

119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), Jamaica, Borough of Queens.

89-38-BZ—Vol. II—Reopened April 24, 1951 as Volume II—Application, March 28, 1951, under sections 7c, 7f, 21 of the zoning resolution of Herman Kron, applicant, for Isaac T. Flatto, owner, to permit in a business use district portion of a lot located in a residence and business use district, the erection and maintenance of a garage (C area) for more than five motor vehicles using more than the area permitted and with roof parking; premises 714 Cypress avenue and 1682 Palmetto street, southeast corner (Block 3449, part of Lot 6), Ridgewood, Borough of Queens.

188-50-BZ—Application, March 15, 1950, under sections 7c and 7d of the zoning resolution, of Henry Nordheim, applicant, for No. 2 Corporation, owner (V-Marc Dress Co., lessee), to permit store No. 8 located in the retail use district portion of lot to be changed to factory use; premises 1264-1278 St. Lawrence avenue, east side, 58.48 ft. north of Westchester avenue (Block 3786, Lot 13), Borough of The Bronx.

197-51-BZ—Application, February 23, 1951, under section 7c of the zoning resolution, of Lama Proskauer and Prober, applicant, for Rose and Paul Marchesano, owners, to permit in a residence and business use district, the change in occupancy from accessory garage to one family dwelling to garage for two trucks; and from the storage of building materials in yard to parking and storage of three trucks and one pleasure car and the storage of building materials; premises 454-458 Leferts avenue, south side, 99 ft. 1 in. west of Brooklyn avenue (Block 1331, Lot 25), Borough of Brooklyn.

203-51-BZ—Application, March 26, 1951, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, for Monde Realty Corp., owner, to permit in a residence use, D1 area district, the erection and maintenance of seventeen one family dwellings without the required side yards at both ends of each group, and nearer to the street line than is permitted; premises 65-40 to 65-58 Alderton street, southwest of Elwell Crescent and northwest corner of 66th avenue and 86-01 to 86-15 66th avenue (Block 3135, Lots 1, 89 to 96 inclusive and 6 to 12 inclusive), Forest Hills, Borough of Queens.

243-51-BZ—Application, April 6, 1951, under sections 7c, 7i and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, for Herbert Lang, owner (William Mareno, lessee), to permit in a business use district, the extension of existing accessory building to enclose present open lubrication pit and one new lubrication lift, and also to permit the use of rear of site for the parking of cars waiting to be serviced; premises 90-14 to 90-20 101st avenue and 101-02 to 101-10 91st street, southwest corner (Block 9096, Lots 7, 9), Richmond Hill, Borough of Queens.

543-51-BZ—Application, August 3, 1951, under section 7h of the zoning resolution, of Henry George Greene, applicant, for Gehring Realty Corp., and Ravenast, Inc., owners, to permit in the residence use district portion of a lot located in a residence and retail use district, the extension of existing parking and storage of motor vehicles for a term of years; premises 183-02 to 183-20 Hillside avenue and 88-02 to 88-18 184th street, southwest corner and 88-01 to 88-15 183rd street (Block 9930, Lots 22, 26, 27, 31 and 39), Jamaica, Borough of Queens.

564-51-BZ—Application, August 17, 1951, under section 7h of the zoning resolution, of J. G. L. Molloy, applicant, for C. L. R. Realty Co., Inc., owner, to permit in a residence and business use district, the parking and storage of motor vehicles for a term of years; premises

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101-06 Queens boulevard, south side, 37.14 ft. east of 67th road and 100-26 to 100-36 67th road (Block 3171, Lots 19, 21 and 23), Forest Hills, Borough of Queens.

324-51-A—101-111 (103 displayed) 50th street, northeast corner of 1st avenue (Block 780, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 7, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 7, 1951*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

931-50-A—215-04, 215-06, 215-10 and 215-12 69th avenue; 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bay-side, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 14, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November 14, 1951*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

166-20-BZ—Reopened May 22, 1951 as Vol. II—Application April 7, 1951, under sections 7c, 7e and 7i of the zoning resolution of George L. Bosquet, applicant on behalf of George F. Rohe, owner (Bay Motors, lessee), to permit in a residence and business use district, the addition of showroom and motor vehicle repair shop to existing non-storage garage for more than five motor vehicles and gasoline service station; premises 209-30 Northern boulevard, south side, 200 ft. east of Oceania street (Block 7309, Lots 13 and 47), Bayside, Borough of Queens.

398-32-BZ—Reopened June 5, 1951 as Vol. II—Application May 22, 1951, under sections 7e and 7i of the zoning resolution of Henry Nordheim, applicant on behalf of Athas Zaharis, owner (Schmidt Brothers, lessees), to permit in a residence and business use district, the continuance of a motor vehicle repair shop; premises 570 East Fordham road and 2514 Hoffman street, southeast corner (Block 3067, Lot 48), Borough of The Bronx.

794-49-BZ—Reopened and restored to docket for further hearing, order of the Court, September 18, 1951—re Application of Paul Friedman, applicant on behalf of Kinway Realty, Inc., owner, under sections 7f and 21 of the zoning resolution, to permit in a business use district, for a term of 21 years, the erection and maintenance of a storage garage for more than five motor vehicles using more than the area permitted (previously granted by the Board); premises 54-64 Kermit place and 64-76 East 8th street, southwest corner (Block 5321, Lot 51), Borough of Brooklyn.

82-51-BZ—Application January 31, 1951, under sections 7e and 7h of the zoning resolution of Henry Hurwit, applicant on behalf of 1600 Adams Street Corp., owner, to permit in the residence use portion of a lot, the con-

tinuance of existing frame building as a motor vehicle repair shop and the parking and storage of motor vehicles with a driveway and curb cut (site partially in business use and partially in a residence use district); premises 1601-1609 Van Buren street, south side, 340 ft. west of Van Nest avenue (Block 4018, Lot 20) and 160 Adams street, north side, 80 ft. west of East Tremont avenue (Block 4018, Lots 20 and 43), Borough of The Bronx.

251-51-BZ—Application April 10, 1951, under section 7 of the zoning resolution of Max Horn, applicant on behalf of Mathilde A. Brauer, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 120-09 New York boulevard, east side, 40 ft. south of 120th avenue (Block 12378, Lot 26), Jamaica, Borough of Queens.

252-51-BZ—Application April 10, 1951, under section 7 of the zoning resolution, of Max Horn, applicant on behalf of Sophie Hausser, owner, to permit in a residence use district, the parking and storage of motor vehicle for a term of years; premises 120-48 166th street, west side, 274.43 ft. north of Baisley boulevard (Block 12381, Lot 72), Jamaica, Borough of Queens.

364-51-BZ—Application May 25, 1951, under section 7 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Foreland Realty Corp., owner, to permit in a residence use district, the erection of business signs, for a term of years; premises 35-02 and 35-14 Crescent street, southwest corner of 35th avenue (Block 338, Lot 26), Long Island City, Borough of Queens.

426-51-BZ—Application June 1, 1951, under sections 7A and 21 of the zoning resolution of Sidney Daub, applicant on behalf of Level Realty Corp., owner (Alexander Department Stores, Inc., lessee), to permit in a residence use, B area district, the change in occupancy from residence use to commercial use in conjunction with adjoining store, using more than the permitted area, with an entrance more than the permitted distance from intersection; premises 2520 Creston avenue, east side, 276.42 ft. north of East 190th street (Block 3167, Lot 22), Borough of The Bronx.

427-51-A—2520 Creston avenue, east side, 276.42 ft. north of East 190th street (Block 3167, Lot 22), Borough of The Bronx.

282-49-A—Vol. II—60 Broadway, southeast corner Wythe avenue (2nd floor, Gretsck Building No. 4) (Block 2130, Lot 5), Borough of Brooklyn.

83-51-A—1601-1609 Van Buren street, south side, 340 ft. east of Van Nest avenue (Block 4018, Lot 20), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 14, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 14, 1951*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

918-22-SA—Vol. II—Williams Oil-O-Matic Oil Burner Model HP-3A (reopened September 13, 1949 re amendment of resolution as to marketing of Williams-Oil-O-Matic Oil Burner Model A under the trade name Comman—Model 804).

742-50-SM—Sussman Syphon-Cap (Ventilator Cap Stationary Type).

474-50-SA—Haughton Type K Bar Interlock.

123-51-SM—Dynel Fabric Style 3060 Dynel Chevron

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125-51-SA—Alstrom Safeguard Oil Preheater—Model DT.

97-51-SM—Cover Crete Finish Plaster (hard finish on concrete).

96-38-SM—Nu-Wood Insulating Fiber Board (reopened October 3, 1950 re amendment of resolution to include 1/2 inch Asphalt Coated and Asphalt Impregnated Nu-Wood Sheathing).

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 20, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 20, 1951*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

38-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit in local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubrication and accessory sales; premises 3767-3777 Nostrand avenue and 2925-2933 Avenue Y, north-east corner (Block 7422, Lot 46), Borough of Brooklyn.

01-51-BZ—Application, February 2, 1951, under sections 7c and 7i of the zoning resolution, of Samuel Juster, applicant, on behalf of David D. Cantor, owner, to permit in retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubrication, accessories, motor vehicle repairs and office for a term of ten years; premises 1585-1611 Ralph avenue and 6001-6005 Farragut road, northeast corner and 512-534 East 11th street (Block 7956, Lot 1), Borough of Brooklyn.

44-BZ—Reopened October 23, 1951—for consideration as to extension of time to complete—re Application of J. Farrell, for Department of Public Works, owner, under section 21 of the zoning resolution, to permit in a residence use, E and F area district and also one-half and one times height district, the erection and maintenance of a building, accessory to a hospital group, not complying with the one-half times height, F area setback from street lines and F area coverage and floor area requirements of the zoning resolution; premises 11-25 Grand Central parkway, north side, from 161st street to 164th street (Block 6858, Lot 1), Jamaica, Borough of Queens.

448-48-BZ—Reopened October 23, 1951—for consideration as to extension of time to complete—re Application of Henry Nordheim, applicant on behalf of Rosina S. Maute, owner, under section 7e of the zoning resolution, to permit in a residence use district, for a term of years, the change in occupancy from clubhouse to factory; premises 290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

393-51-A—224-39 Jamaica avenue, north side, 174.87 ft. east of 224th street (Block 10743, Lot 110), Queens Village, Borough of Queens.

539-51-A—135 East 36th street, northwest corner of Lexington avenue (5th floor); (Block 892, Lot 19), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 20, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 20, 1951*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

454-51-SA—Hoyt Gas Fired Laundry Drying Tumbler—Model GFD (Gas Fired DeLuxe).

568-51-SM—"Eraydo Alloy" Zinc Cavity Wall Tile—Model 148-EA.

569-51-SA—Stop-Fire Automatic Ceiling Type Fire Extinguisher—Model SP-30.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 27, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 27, 1951*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

368-51-A—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (2nd floor); (Block 3659, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 16, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Matting and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 25, 1951, were approved as printed in the Bulletin of October 2, 1951, Vol. No. 40.

ZONING APPLICATIONS.

11-21-BZ—Vol. II

APPLICANT—Anthony T. Nappi, for Mary Nappi, owner.

SUBJECT—Application reopened June 5, 1951—re Application (decision of the borough superintendent)

under sections 7c, 7e, 7f of the zoning resolution, to permit in a residence and business use district, the additional use of a gasoline service station, auto washing, lubrication, sale of auto accessories and office; and the parking of motor vehicles waiting to be serviced—to existing garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—1820-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony T. Nappi.

For Opposition: Antonio A. Benedetti, John Ravera, Alfred Galluzzo, Salvatore Muriella, Arthur H. Helgesen and John Di Styono.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to October 30, 1951, 10 A.M. at request of objectors representative; no further adjournment.

296-32-BZ—Vol. IV

APPLICANT—Paul Friedman, for Kings Bay Realty Corp., owner (Irving Saltz and Edmund Papno, lessees); (conditional vendee: Regal Properties, Inc.).

SUBJECT—Application reopened July 17, 1951—re Application (decision of the borough superintendent) under sections 7e, 7f and 7A of the zoning resolution, to permit in the business use portion of a plot partly in a residence use district and partly in a business use district for a term of ten years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sale of accessories with curb cuts and sign more than the permitted distance from the intersection.

PREMISES AFFECTED—115-123 Kings highway, and 1626-1640 Stillwell avenue, northwest corner (Block 6253, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Abraham Goldstein, Isidore M. Silberman, Morris Gershenhorn, Meyer Smolen and Celia Colangelo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951, 10 A.M. at request of representative for objector; no further adjournment.

436-37-BZ—Vol. II

APPLICANT—Henry George Greene, for Amp Auto Service, Inc., owner.

SUBJECT—Application reopened July 17, 1951—re Application (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—239-255 East 3rd street, north side, 90 ft. west of Avenue C, 292-298 East 4th street, south side, 90 ft. west of Avenue C (Block 386, Lots 32, 33), Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy, Herbert Kain and Benjamin Mekay.

For Opposition: Joseph E. Greenberg and Peter Bertol.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951, 10 A.M. at written request of objector; no further adjournment.

835-47-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for E. Koepfel, Inc., owner.

SUBJECT—Application reopened May 2, 1950—re Application (decision of the borough superintendent) under sections 7i, 7e and 7A of the zoning resolution, to permit in a residence and business use district, the parking of cars on roof of existing structure with a business driveway crossing the residence use portion of plot and to permit an entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Eziel Koepfel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 23, 1951, 10 A.M. for applicant to correct revised plans submitted October 11, 1951.

838-50-BZ

APPLICANT—R. V. Perotto, for Attilio Bonassin, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubritorium and accessory sales.

PREMISES AFFECTED—3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. V. Perotto.

For Opposition: Charles E. Bernstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 20, 1951, 10 A.M. at request of objector's representative.

201-51-BZ

APPLICANT—Samuel Juster, for David D. Cantor, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station auto laundry, lubritorium, accessories, motor vehicle repairs and office for a term of fifteen years.

PREMISES AFFECTED—1585-1611 Ralph avenue and 6001-6005 Farragut road, northeast corner and 512 534 East 78th street (Block 7956, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Juster and D. D. Cantor.

For Opposition: Margaret Reintsema.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 20, 1951, 10 A.M. for inspection and decision without further argument.

209-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Benjamin C. Nevin, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gas service station lubritorium, auto washing, accessory sales and storage, motor vehicle repairs and office.

PREMISES AFFECTED—146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 23, 1951, 10 A.M. for applicant to file plan in relation to school and playground adjoining Block 13353.

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13-51-BZ

APPLICANT—Carroll Blake, for Mary Molina, owner.
SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the installation of power saws in existing lumber storage building, to be used as a wood cabinet making shop for a term of twenty years.

PREMISES AFFECTED—2892-2902 Nostrand avenue, west side, 540 ft. north of Avenue P (Block 7690, Lot 73), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carroll Blake and Mary Molina.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 23, 1951, 10 A.M. for inspection and for decision without further argument.

14-51-BZ

APPLICANT—Henry George Greene, for The Houston Theatre Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the change in use of cellar to garage for more than five motor vehicles, and the change in use of first floor to garage for more than five motor vehicles, gasoline service station, lubricatorium and motor vehicle repair shop.

PREMISES AFFECTED—111-117 East Houston street and 229 Chrystie street, southwest corner (Block 427, Lot 27), Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy, Herbert Kain and Julius Rayles.

For Opposition: L. J. Quinn and Edw. Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice, for correction of the decision of the borough superintendent and to obtain a complete examination of the building for any possible objections to the use of the building as a place of public assembly in connection with the proposed use as a garage and for the filing of an appeal, if necessary.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS.

16-51-A

APPLICANT—Burke, Morrison and Green, for E. Koepfel, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Eziel Koepfel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 23, 1951, 10 A.M. in conjunction with Cal. 835-47-BZ, Vol. II.

15-50-A

APPLICANT—Jos. Schlitz Brewing Company, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—193 Melrose street, north side, 151 ft. west of Central avenue (Building 13); (Block 3156, Lots 203 and 207), Borough of Brooklyn.

APPEARANCES—

For Applicant: William F. Schier, William M.

Schuler, James Gorman and Louis De Markus.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (356-50-A)

WHEREAS, Jos. Schlitz Brewing Company, owner, filed May 10, 1950 an appeal from an order and decision of the fire commissioner affecting premises 193 Melrose street, north side, 151 ft. west Central avenue (Block 3156, Lots 203 and 207); (ground floor, Building 13), Borough of Brooklyn; and

WHEREAS, order No. 23810-LC issued by the fire commissioner February 28, 1950, and repeated in a decision of the fire commissioner dated April 12, 1950, reads:

"1. Discontinue the use of DeMarkus Carbon Dioxide Liquefying System for which no Certificate of Approval has been issued by this department. C19-91.0-d, Administrative Code."

and

WHEREAS, the applicant states that the building is 2 stories, 40 ft. in height, 101 ft. 13/4 in. by 74 ft. 3 1/2 in. in area, of Class 2 construction, date of erection unknown, located in an unrestricted use, B area, Class 1 1/2 height district and used and occupied since 1949; 1st floor, CO₂ and NH₃ machinery, 1 person; 2nd floor, beer storage, 1 person, for which no certificate of occupancy has been issued; and

WHEREAS, the applicant states that the equipment installed is similar to that filed with the Board for general approval under Cal. No. 586-45-SA; and

WHEREAS, the applicant contends that the CO₂ gas evolved from the closed fermenting tanks in the brewery is compressed to a maximum of 250 lbs. per square inch and stored as a gas in a battery of tanks built for 250 lbs. per square inch operating pressure; that the DeMarkus equipment consisting of the liquefying, liquid storage and liquid evaporating system takes the gas from the existing gas storage tanks at pressures up to 250 lbs. per square inch and cools it to about 10° F. so as to liquefy it; the liquid CO₂ is delivered into a storage tank or battery of tanks insulated by enclosing them in a room insulated for low temperature; that the liquid is then evaporated automatically into gas as required by the brewer by heating the liquid to atmospheric temperatures; that the DeMarkus liquefier consists of a condenser and low pressure ammonia compressor; that the CO₂ condenser is a shell and tube vessel, the bottom of which is covered with a dished head bolted to the lower tube sheet; that the ammonia is contained in the cooling tubes; that when the CO₂ has been liquefied it flows by gravity to the liquid CO₂ storage tank; that the pressure in the liquid storage tank is maintained below 250 lbs. per square inch as long as the ammonia compressor is operating; that the motor driving the compressor is automatically controlled by CO₂ pressure drops to about 240 lbs. per square inch and will start again when the pressure reaches 250 lbs. per square inch; that the liquid CO₂ storage tank is equipped with a dual safety relief valve set at 265 lbs. per square inch; that the CO₂ condenser, the liquid evaporator and the ammonia compressor are also equipped with separate safety relief valves; that the CO₂ storage tank is constructed for 260 lbs. per square inch maximum operating pressure according to the A.S.M.E. unfired vessel code and has been inspected and stamped by the Hartford Steam Boiler Inspection and Insurance Company; that the cold storage room in which the tank is located is equipped with a freezer cover so that the liquid CO₂ storage tank may be accessible for inspection; that the CO₂ condenser is constructed in ac-

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cordance with the A.S.M.E. unfired pressure vessel code and inspected by Hartford; that the ammonia refrigerating system will be in conformity with the requirements of the administrative code; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the fire commissioner acting on Order 23810-LC, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the use of the DeMarkus Carbon Dioxide Liquefying System, substantially as proposed and as indicated on plans filed with this appeal marked "Received May 10, 1950," 3 sheets, on condition that such system shall be maintained in accordance with requirements of all other laws, rules and regulations applicable thereto, and maintained to the satisfaction of the fire commissioner; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct.

GENERAL RESOLUTION.

677-51-GR

SUBJECT—General Resolution—re use of Natural and Mixed Gas for Gas Burning Appliances.

ACTION OF BOARD—General Resolution adopted.

THE VOTE TO ADOPT—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (677-51-GR)

Resolved, that the Chairman be requested to address a letter to the Commissioner of Housing and Buildings and to call his attention to the change over of gas burning appliances from manufactured gas to the use of natural gas or a combination of natural and manufactured gas and to the requirements of the Administrative Code as to gas burning appliances; that such changes should be submitted to the Department of Housing and Buildings for approval before the work is done, including the piping thereto, and that under the Charter of the Administrative Code all such appliances are required to be submitted to and approved by the Board of Standards and Appeals for general use and that the Commissioner is requested to call to the Board's attention any such appliances using gas that have not been so submitted; that if any appliance has already been approved by the Board for use with manufacturing gas that such appliances be resubmitted for further consideration and approval for use with the changed gas.

Adjourned: 11:00 A.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 16, 1951, 2 P.M.

Present: Chairman Murdock and Commissioners Kleinert and Keating.

APPLIANCES SUBMITTED FOR APPROVAL.

617-50-SA

APPLICANT—Serge Elevator Co., Inc., owner-manufacturer.

SUBJECT—Counter Electro Motive Force and Ground Protective Device, Model 2, approval of.

APPEARANCES—

For Applicant: S. Mignocchi.

ACTION OF BOARD—Application Vol. I withdrawn; Vol. II reopened to consider revised design.

THE VOTE—TO WITHDRAW VOL. I:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating

Negative

Absent: Deputy Chief Guinee

THE VOTE—TO REOPEN:

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating

Negative

Absent: Deputy Chief Guinee

678-49-SA

APPLICANT—Eddy Valve Co. (Div. of James B. Clow & Sons), owner.

SUBJECT—Clow Gas-fired Unit Heaters, Model Nos. 8100, 135, 170, 170G, and 210, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to October 23, 1951, at 2 P.M. at request of the Board.

APPEALS FROM ADMINISTRATIVE DECISIONS.

402-41-A—Vol. III

APPLICANT—William Farrell, for Retta and Robert Pragnell, owners.

SUBJECT—Appeal reopened July 17, 1951—re a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—2892 Valentine avenue, east side, 380 ft. north of East 198th street (Block 3302, Lots 23, 24, 25), Borough of The Bronx.

APPEARANCES—

For Applicant: William Farrell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating

Negative

Absent: Deputy Chief Guinee

THE RESOLUTION—(402-41-A—Vol. III)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 2886 Valentine avenue, east side, 355.77 ft. north of East 198th street (Block 3302, Lot 21), Borough of The Bronx was granted by the Board July 8, 1941, on certain conditions as Vol. I, so as to permit the issuance of a certificate of occupancy for a nursing home on condition that the building be not increased in height or area and be maintained as then proposed with patients on the first floor only and to the satisfaction of the Department of Housing and Buildings and that the heating room be enclosed in partitions of t.c. block and have ceiling fire-retarded; and

WHEREAS, the resolution was amended September 16, 1941, so as to permit patients on the 1st and 2nd floors under certain conditions as to exits and on condition that any bedridden or chronic patients unable to move around be kept on the 1st floor only; and

WHEREAS, this appeal to consider the change in use of the apartment in the basement to a nursing home was amended as Vol. II, January 10, 1950; and

WHEREAS, this appeal was reopened as Vol. II, by a vote of the Board July 17, 1951, on application of William Farrell, for Retta and Robert Pragnell, owners, to consider a new decision of the borough superintendent affecting premises 2892 Valentine avenue, east side, 380 ft. north of East 198th street (Block 3302, Lots 23, 24 and 25), Borough of The Bronx; and

WHEREAS, the applicant states that the entire premises consists of Lots 23, 24 and 25; and

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WHEREAS, the decision of the borough superintendent, dated June 12, 1951, acting on Alt. Applic. 324-51, relating to 2892 Valentine avenue, Block 3302, Lot 25, reads:

"5. Proposed change in occupancy of 2 story basement and cellar, Class 3 building, from a converted multiple dwelling for 3 families, to a nursing home, is contrary to Sec. 4.2.1. Building must be Class 1 construction.

6. Provide 3 hour stair enclosure, Sec. 6.4.1.8.1.(1)a.

7. Stairway not shown carried to roof. Section 6.4.1.11.(k) (3).

8. Portion of stairway above grade must be separated from portion below grade by fireproof partition. Such partition shall have a fireproof self-closing door swinging in direction from egress from floor below grade. Section 6.4.1.8.2. (2)d.

9. Exit doors to stairs and from stairs at street do not swing in direction of egress. Sec. 6.2.2.(a)."

WHEREAS, the applicant states that the premises consist of a lot 75 ft. front by 100 ft. in depth, located in a residence use, B area, Class 1½ height district, and that the building now in question (2892 Valentine avenue) is 2 stories, basement and cellar, 41 ft. 4 in. in height; 21 ft. by 100 ft. in area, of Class 3 construction, erected 1909, used and occupied as a 3-family dwelling, and proposed to be used and occupied as follows: Cellar, boiler room and storage; basement, nursing home, 5 rooms, 10 persons; 1st floor, nursing home, 5 rooms, 9 persons; 2nd floor, nursing home, 6 rooms, 10 persons; that the building is provided with one 3 ft. wide interior wood stairs enclosed in partitions fire retarded on the hall side, equipped with wood self-closing doors and leading direct to street and provided with a ladder and scuttle to the roof and one hospital type exterior stairs at the rear extending to roof by ladder and yard by stair; that window and door openings on the first floor of the fire escape are fireproof self-closing; and

WHEREAS, the applicant states that permission is sought for the use of this building as a nursing home; that the building was erected in 1909 and is used and occupied as an apartment converted 3 family home for dwelling; and

WHEREAS, the applicant contends that the building is provided with a 3 ft. wide wood stairs, enclosed in frame partitions, fire retarded on the hall side, equipped with self-closing fireproof doors leading direct to street and provided with a ladder and scuttle to roof; that it is also proposed to erect a hospital fire escape at the rear from ground by stairs with risers and treads similar to inside stairs, spacious platforms and a ladder to the roof; that all window and door openings at the rear of the building will be fireproof self-closing; and the present basement stairs are enclosed with 3 hour construction with one hour self-closing fireproof door; that boiler room and kitchen are masonry enclosed and fire retarded on the ceilings as indicated on plans filed with this appeal; that the basement is 3 ft. below curb street line and one story out of grade at rear court and has three means of egress; that the building in question is at the north end of the plot; that this building is similar in every way to the building at south end of the plot which was previously permitted by the Board to be used as a nursing home; that the existing building and the proposed building will be occupied strictly as nursing homes; that the existing building is run to the satisfaction of the Department of Hospitals and the Health Department and is so provided that there is a waiting list for beds; that the patients in the nursing home are of a type requiring long periods of care and cannot be accommodated in the usual hospitals; that the ownership of the vacant portion of the plot between the two buildings is the same as that of the building as indicated on plot plan filed with this appeal. Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 324-51, objections 5, 6, 7, 8 and 9, be modified and that the appeal be granted and it hereby granted, to permit the use of the building, substantially as proposed and as indicated on plans filed with this appeal, dated "Received June 21, 1951" (4 sheets) and "October

4, 1951" (1 sheet) on condition that the building shall not be increased in height or area and shall be maintained substantially as proposed and to the satisfaction of the Department of Health and the Department of Hospitals; that the heating room in the cellar shall be enclosed in partitions of 8 in. concrete block with a fireproof, self-closing door therein and that the ceiling of the heater room shall be fire-retarded; that exits from the second floor shall be maintained, consisting of the main stairway leading to the front entrance and door leading to roof of the front porch and an exterior steel stair leading from a door on the second floor to the ground, as shown; that the two existing rooms on the second floor at the rear, from one of which an exterior stairway is shown to lead, shall be made into one room for the full width of the house; that any bedridden or chronic patients unable to move around shall be kept on the first floor only; that at all times the premises shall be under the supervision of a registered nurse; that a non-coin telephone shall be maintained on the premises; that the use of the basement as proposed may be included; that the existing dumbwaiter shaft shall have a louvered skylight on the roof without any reinforced concrete slab at ceiling level, as shown; that the stairway need not be carried to the roof; that the partitions around the primary means of exit shall be installed and maintained as proposed and shown with a fireproof, self-closing door swinging in the direction of egress; that this building shall be operated by the same persons as the adjacent building at 2886 Valentine avenue, Lot #23, (incorrectly stated as Lot 21) permitted under Cal. 402-41-A, Vol. I and Vol. II; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct and that sprinkler heads shall be installed and maintained in the kitchen; that such sprinkler heads may be connected to the domestic water supply of the building and that the waterline from the street shall be at least one inch in diameter.

419-51-A

APPLICANT—Anderson, Ziegler, O'Neill, Inc., for Harbay Realty Corp., owner (F. W. Woolworth Co., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—504-510 East 14th street, south side, 96 ft. east of Avenue A (Block 407, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: James B. Anderson, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Guinee 1

THE RESOLUTION (419-51-A)

WHEREAS, Anderson, Ziegler, O'Neill, Inc., for Harbay Realty Corp., owner; F. W. Woolworth Co., lessee, filed June 14, 1951, an appeal from a decision of the borough superintendent, affecting premises 504-510 East 14th street, south side, 96 ft. east of Avenue A (Block 407, Lot 10), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated May 16, 1951, as to Misc. F.P. App. 664-51, reads:

"1. Direct method of Refrigeration contrary to C19.98 subd. B of the Adm. Code."

and

WHEREAS, the applicant states that the proposed building will be 1 and 2 stories, 14 ft. 6 in. and 28 ft. in height, 100 ft. by 103 ft. 3 in. in area, of Class 3 construction on a lot 100 ft. by 103 ft. 3 in. in area in a business use, B area, Class 1½ height districts, used and occupied: Basement,

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stockroom, boiler room and paper room, 5 persons; 1st floor, retail variety store, 150 persons; 2nd floor, girls' room, toilets, office and air conditioning equipment, 11 persons; that the building will be provided with a sprinkler system in the cellar only; that there will be three 3 ft. 8 in. wide interior steel and concrete stairs, enclosed with terra cotta, with fireproof self-closing doors leading to roof bulkhead and one of which stairs will lead direct to street; that it is proposed to install a direct expansion system of Freon-12 air-conditioning for the 1st floor sales area and the offices on the 2nd floor; and

WHEREAS, the applicant contends that the Freon equipment will be located in a brick penthouse on the roof at the second floor level and sheet metal ducts will be extended to offices on the same level and to the sales space directly below; that fire dampers equipped with fusible links will be installed in the supply and return air ducts between floors; that all open flames in the lunchroom area on the first floor will be hooded and provided with their own independent fresh air supply and exhaust system; that the entire premises will be occupied by a single tenant; that the installation does not constitute a hazard to life or property; that the proposed 1940 amendment to the Administrative Code would have permitted the installation in accordance with Section C19-99.3, paragraph 2, under "Commercial Occupancies," if it had been adopted.

Resolved, that the decision of the borough superintendent, acting on Misc. F.P. App. 664-51, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that in all other respects the refrigerating system shall comply with all requirements therefor and shall be maintained to the satisfaction of the fire commissioner; that fire dampers shall be maintained as proposed; that the extent of the refrigerating system shall be as indicated on plans filed with this appeal, marked "Received June 14, 1951" (4 sheets); that the building and system shall not be increased in height or area; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

600-51-A

APPLICANT—Norman Lederer and Leonard Joseph, for Joseph Paladino, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—305 Beach 87th street, west side, 27.72 ft. north of Freeway (Block 572, Lot 18), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Guinee 1

THE RESOLUTION (600-51-A)

WHEREAS, Norman Lederer and Leonard Joseph, for Joseph Paladino, owner, filed August 28, 1951, an appeal from a decision of the borough superintendent, affecting premises 305 Beach 87th street, west side, 27.72 ft. north of Long Island Railroad Freeway (Block 572, Lot 18 (119)), Rockaway Beach, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated August 21, 1951, acting on N.B. Applic. 4367-51, reads:

"1. Erection of a Class IV structure in an 'A' area district (fire limits) is contrary to Sect. 4.1.2 of the Building Code."

and

WHEREAS, the applicant states that the premises consist of a lot 32.58 ft. by 109.25 ft. in area, located in a residence use, A area, Class 1 height district, upon which it is pro-

posed to erect a 1½ story, frame, one family dwelling, 24 ft. by 35 ft. in area; and

WHEREAS, the applicant contends that the plot is in a residence neighborhood where practically every house is frame construction surfaced with wood siding or shingles and with asphalt shingle roof; that it is proposed to construct the building in question with a brick veneer from wall from the grade to the sill of the 1st floor windows and with all other exterior walls surfaced on the exterior with asbestos siding and the roof to be covered with approved asphalt shingles; that the owner feels that he is not financially able to construct masonry walls, and therefore requests the Board grant permission to erect the building proposed similar to those occupied by his neighbors.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 4367-51, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the construction of the 1½ story dwelling, as proposed and as indicated on plans filed with this appeal, marked "Received August 28, 1951" (2 sheets) and "October 4, 1951" (1 sheet), on condition that the building shall comply with the requirements for the erection of a frame single family dwelling in a D area zone; that the courts and open spaces, as indicated on such plans shall be maintained; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

630-51-A

APPLICANT—Joseph Schafran, for Commodore Homes, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—148-38 58th road, south side, 134.56 ft. west of 150th street (rear yard driveway); (Block 6423, Lot 58), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating
Negative
Absent: Deputy Chief Guinee

THE RESOLUTION (630-51-A)

WHEREAS, Joseph Schafran, for Commodore Homes, Inc., owner, filed September 24, 1951, an appeal from a decision of the borough superintendent, affecting premises 148-38 58th road, south side, 134.56 ft. west of 150th street (Block 6423, Lot 58), Flushing, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated September 20, 1951, acting on N.B. 1484-50, reads:

"1. The construction of a driveway of 2" to 3" asphalt finish on 4" macadam asphaltic concrete over 3" crushed stone is contrary to 14.2.2.1 (Sec. 4) B.C."

and

WHEREAS, the applicant states that the building is a 1½ story, 23 ft. 3 in. in height; 18 ft. by 36 ft. in area, Class 3 construction, erected in 1951, located on a lot 18 ft. by 100 ft. in area, in a residence use, D area, Class 1 height district and proposed to be used as a one family dwelling and one car accessory garage; and

WHEREAS, the applicant states that the building in question is one of a row of 9 buildings recently completed together with the adjoining row of 12 buildings having a common driveway extending along the center line of the block; that the driveway has been built with an underment of 3 in. of crushed stone on compacted earth, covered with 4 in. of macadam asphaltic concrete with a topping of 2 to 3 in. of asphalt finish; and

WHEREAS, the applicant contends that this method

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driveway construction is preferable to the 7 in. of concrete called for by the Building Code and is less susceptible to damage through contraction and expansion and surface raveling; that should any portion of the driveway be damaged by sinkage, repairs can easily and economically be made; that the building in all other respects complies with the Building Code and the zoning resolution; that this appeal is almost identical with Calendar 51-51-A, approved by the Board for another driveway in the same project. *Resolved*, that the decision of the borough superintendent, acting on N.B. App. 1484-50, Objection 1, be and it hereby be *modified* and that the appeal be and it hereby is *granted* on condition that the driveway shall be constructed substantially as proposed and as indicated on plans filed with this appeal, marked "Received September 24, 1951" (2 sheets) and maintained to the satisfaction of the borough superintendent.

2-43-A—Vol. II

APPLICANT—Henry Z. Harrison, for Caton Nursing Home, owner; Marcus Pohrille and Pearl Horowitz, lessees.

SUBJECT—Application for consideration—reopening and consideration of change in occupancy of portion of building—re Appeal from a decision of the borough superintendent (previously granted on condition for a term of years).

PREMISES AFFECTED—150 Ocean Parkway, west side, 395 ft. south of Caton avenue (Block 5328, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Z. Harrison.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. III to consider new decision as to proposed use of rear building, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Guinee 1

2-48-A

APPLICANT—John J. Carroll, for Lena Hickman, owner; Hickman Mirror and Glass Works, Inc., lessee.

SUBJECT—Application for consideration—reopening and restoration to docket—re Appeal from a decision of the borough superintendent (previously dismissed for lack of prosecution).

PREMISES AFFECTED—990 Bedford avenue, west side, 36 ft. north of DeKalb avenue (Block 1928, Lot 69), Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Carroll.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and restored to the docket, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Guinee 1

2-51-A

APPLICANT—Strahl and Pitsch, Inc., owner (Penny and Gordon, lessees).

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—139 Front street, northeast corner of Depeyster street (Block 37, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Fisher.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to October 30, 1951, at 2 P.M. for new decision of the borough superintendent.

237-51-A

APPLICANT—L. E. Driver, for New York Dock Co., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—116-162 Imlay street, west side, from Commerce to Verona streets, 111-121 Commerce street and 122-132 Verona street (1st, 5th and 6th floors); (Block 515, part of Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Eweler.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to October 30, 1951, at 2 P.M. for new decision of the borough superintendent.

262-51-A

APPLICANT—W. Stuart Thompson and Phelps Barnum, for U.S. Pharmacopoeial Convention, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry J. Hoefener.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for decision by the Board; date of decision to be set.

537-51-A

APPLICANT—Bergerman and Hourwich, for New York Ambassador, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—341-361 Park avenue and 101-105 East 51st street, northeast corner and 98 East 52nd street (subcellar); (Block 1306, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Milton M. Bergerman, Joel Dolkart and James J. Atkinson.

For Opposition: Frederick Nack.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for further consideration by the Board and inspection, if necessary; date for decision to be set.

ZONING APPLICATIONS

1333-22-BZ

APPLICANT—John F. Wilkinson, for Murray C. Lester and Rosetta Lester, new owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, for a term of two years, permitting in a business use district extending into a residence use district, the change of occupancy from business building to a motor vehicle repair shop.

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PREMISES AFFECTED—662 East Fordham road, south side, 50.96 ft. west of Cambreling avenue (Block 3091, Lot 22), Borough of The Bronx.

APPEARANCES—

For Applicant: John F. Wilkinson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Guinea 1

THE RESOLUTION (1333-22-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting partly in a business use district and partly in a residence use district, the erection and maintenance of a business building, affecting premises 662 East Fordham road, south side, 50.96 ft. west of Cambreling avenue (Block 3091, Lot 22), Borough of The Bronx, was granted by the Board January 26, 1923, on certain conditions; and

WHEREAS, the resolution was amended to permit under section 7i, the change of occupancy of a business building, to a motor vehicle repair shop, for a term of two years November 23, 1943; and

WHEREAS, the term of variance was extended November 20, 1945, November 25, 1947 and November 1, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 23, 1943, as thereafter *amended* by resolutions adopted through November 1, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *Granted* under section 7i for a term of two (2) years from the date of this *amended* resolution, to permit the maintenance of a motor vehicle repair shop, *on condition* . . . that other than as herein *amended* the requirements of the resolution as adopted January 26, 1923, as to construction of the building, and November 23, 1943, as to the variance to permit motor vehicle repairing, shall be complied with; that a new certificate of occupancy shall be obtained (N.B. 247-22)."

492-29-BZ—Vol. V

APPLICANT: Lawrence M. Rothman, for Theobold Brothers Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent—previously granted on condition, under section 7e of the zoning

resolution, permitting in a residence use district, for a term of years, the continuation on first floor of existing multiple dwelling, a limited business occupancy, facing Grand Concourse and Boulevard.

PREMISES AFFECTED—2183-2185 Grand Concourse, west side, 154.94 ft. south of East 182nd street (Block 3162, Lot 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Abraham Brandinger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 1

Absent: Deputy Chief Guinea 1

THE RESOLUTION (492-29-BZ—Vol. V)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence district the alteration and conversion of occupancy of the first story of an apartment house from residence to business use (stores) affecting premises 2183-2185 Grand Concourse, west side, 154.94 ft. south of East 182nd street (Block 3162, Lot 30), Borough of The Bronx, was withdrawn after argument, May 1930, as Vol. I; and

WHEREAS, this application was reopened by the Board and granted on certain conditions, June 25, 1935, as Vol. II; and

WHEREAS, the term of variance was extended under section 7e, November 18, 1941, as Vol. III; and

WHEREAS, the resolution was further amended for similar request December 23, 1941; and

WHEREAS, the resolution was again amended for the same purpose, as Vol. IV, December 20, 1949; and

WHEREAS, the resolution was amended and the term of variance was extended, as Vol. V, June 27, 1950; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 25, 1935, as *amended* by resolution adopted through June 27, 1950, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that all permits covering all the work required to be done, and on the completion of such work a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution (Alt. Ap. 627-34)."

(The remaining minutes of the meeting Tuesday afternoon, October 16, 1951, will be printed in the Bulletin October 30, 1951).

BULLETIN

OF THE

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CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
CHIEF PETER LOFTUS
JOSEPH J. DOYLE, Chief Clerk

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Minutes of Regular Meeting, Tuesday Morning, October 23, 1951, Affecting Calendar Numbers 109-34-BZ—Vol. II, 354-45-BZ—Vol. II, 410-51-BZ, 554-51-BZ, 7-51-BZ, 204-24-BZ—Vol. III, 16-36-BZ—Vol. II, 5-41-BZ, 1082-41-BZ—Vol. II, 835-47-BZ—Vol. II, 5-50-BZ, 205-51-BZ, 209-51-BZ, 220-51-BZ, 313-51-BZ, 465-51-A, 628-51-A, 1029-40-A, 550-46-A—Vol. II, 7-51-A and 366-51-A.

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Minutes of the Meeting of October 23, 1951, Affecting Calendar Numbers 678-49-SA, 3-48-SM, 240-51-A, 340-51-A, 443-51-A, 562-51-A, 5-51-A, 589-51-A, 646-51-A, 664-51-A, 670-51-A, 96-51-A, 357-51-A, 489-51-A, 490-51-A, 491-51-A, 368-19-BZ—Vol. IV, 360-35-BZ—Vol. II, 320-37-BZ—Vol. II, 50-37-BZ—Vol. III, 987-41-BZ, 341-43-BZ—Vol. II, 743-41-BZ—Vol. II, 118-48-BZ—Vol. II, 630-48-BZ, 363-41-BZ and 410-49-BZ.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman.

CALENDAR

DOCKET

New Cases filed up to October 23, 1951

Cal. No. Dept. Premises Affected

675-51-BZ—H.B.B.—265-283 95th street and 9408-9424 3rd avenue, northwest corner and 266-272 94th street (Block 6113, Lots 27, 29, 35 and 41), Borough of Brooklyn, Alt. 2314-51.

676-51-BZ—H.B.Q.—159-16 Union turnpike and 80-02 to 80-12 160th street, southwest corner (Block 6845, Lot 31), Jamaica, Borough of Queens, N.B. 5035-51.

677-51-GR—Re: Resolution as to use of a Mixture of Manufactured and Natural Gas for Gas Burning Appliances, General Resolution.

678-51-SM—Pioneer Fire Protective Openings—1½ hour test, manufactured by Pioneer Fireproof Door Corp., Material.

679-51-BZ—H.B.B.—2-20 Woods place and 2418 Church avenue, southwest corner (Block 5104, Lot 17), Borough of Brooklyn, Alt. 2029-51.

680-51-A—F.D.—88 North 5th street, south side, 187 ft. west of Wythe avenue (Block 2342, Lot 31), Borough of Brooklyn, Decision re Order No. 31581-LC.

681-51-SA—Detrex Drycleaner Process, Model 526 (for use in commercial drycleaning of garments, drapes and so forth), manufactured by Detrex Corp., Appliance.

682-51-SM—Mason Mastic, Model B-20 (an adhesive for the installation of ceramic tile), manufactured by Perma-lastic Co., Material.

683-51-BZ—H.B.B.—291-359 10th street, northeast corner of 4th avenue (Block 1010, Lot 1), Borough of Brooklyn, N.B. 382-51.

684-51-BZ—H.B.Q.—15-07 122nd street, east side, 50.03 ft. south of 15th avenue (Block 4084, Lot 13), College Point, Borough of Queens, N.B. 5709-51.

685-51-BZ—H.B.B.—823-847 Ocean avenue, east side, 139 ft. 3½ in. north of Dorchester road (Block 5163, Lots 48, 51, 53 and 55), Borough of Brooklyn, Alt. 3032-51.

Restored to Docket

223-16-BZ—Vol. III—H.B.B.—172-86 Empire boulevard, south side, 190 ft. east of Bedford avenue (Block 1314, Lot 15), Borough of Brooklyn, Alt. 2859-51.

83-17-BZ—Vol. II—H.B.B.—581 Howard avenue, east side, 100 ft. 5 in. south of Pitkin avenue (Block 3512, Lot 36), Borough of Brooklyn, Alt. 2957-51.

556-26-BZ—Vol. III—H.B.M.—2418 Amsterdam avenue and 501 West 180th street, northwest corner (Block 2152, Lots 82, 83, 84 and 85), Borough of Manhattan, N.B. 107-51.

179-28-BZ—Vol. II—H.B.Bx.—2504-2508 Boston Post road and 751-773 Mace avenue, northeast corner and 2501 Wallace avenue (Block 4435, Lots 4 and 5), Borough of The Bronx, N.B. 1059-51.

186-37-BZ—Vol. III—H.B.Bx.—711-729 Westchester avenue, west side, 128.75 ft. north of Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx, N.B. 274-50.

132-42-BZ—Vol. II—H.B.Q.—37-36 83rd street, west side, 240 ft. south of 37th avenue (Block 1470, Lot 24), Jackson Heights, Borough of Queens, Alt. 1804-51.

578-42-BZ—Vol. II—H.B.B.—902-918 68th street, south side, from 9th avenue to Fort Hamilton parkway, 6803-6811 9th avenue and 6802-6810 Fort Hamilton parkway (Block 5771, Lot 6), Borough of Brooklyn, Alt. 2475-51.

7-44-BZ—H.B.Q.—161-25 Grand Central parkway, north side, from 161st to 164th streets (Block 6858, Lot 1) Jamaica, Borough of Queens, N.B. 269-43.

203-48-SM—Pennsylvania Range Boiler Co., 275 Gallon Fuel Oil Storage Tank (reopened re change in size) manufactured by Pennsylvania Range Boiler Co., Material.

448-48-BZ—H.B.Bx.—290 Bonner place, south side, 17 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx, Alt. 267-48.

915-48-BZ—Vol. II—H.B.Q.—78-09 to 78-19 31st avenue and 30-66 79th street, northwest corner (Block 1127, Lot 40), Jackson Heights, Borough of Queens, Alt. 1980-51.

868-49-BZ—Vol. II—H.B.Q.—224-02 to 224-06 Merrick boulevard and 134-01 to 134-17 224th street, southeast corner (Block 13105, Lots 33 and 41), Laurelton, Borough of Queens, Alt. 1688-51.

357-51-A—H.B.R.—290 Bay street, southwest corner of Swan street (Block 502, Lot 1), Tompkinsville, Borough of Richmond, Alt. 141-51.

DESIGNATIONS: H.B.—Department of Housing and Building; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 4
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 1
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 5
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 2
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	Apr. 24, 1951—Vol. 36, No. 1
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 1
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 1
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July 31, 1951—Vol. 36, No. 1

CALENDAR

	Last Publication in Bulletin
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	Mar. 13, 1951—Vol. 36, No. 11A
Fire Drill Rules	July 24, 1951—Vol. 36, No. 30
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Mar. 13, 1951—Vol. 36, No. 11
Fire Retarding Rules for Garages, etc.	June 26, 1951—Vol. 36, No. 26
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Feb. 27, 1951—Vol. 36, No. 9A
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Oct. 25, 1949—Vol. 34, No. 43A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	July 24, 1951—Vol. 36, No. 30A
Opening Protective Assemblies, Rules for Inspection of	Sept. 18, 1951—Vol. 36, No. 38
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Jan. 16, 1951—Vol. 36, No. 3
Procedure Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 13, 1951—Vol. 36, No. 11A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler Rules	June 29, 1937—Vol. 22, No. 26
Standpipe, Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System. Chap. 19....Mar. 27, 1951—Vol. 36, No. 13A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 30, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, October 30, 1951, at 10 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

51-21-BZ—Reopened June 5, 1951 as Volume II—Application, May 21, 1951, under sections 7c, 7e and 7f of the zoning resolution of Anthony T. Nappi, for Mary Nappi, owner, to permit in a residence and business use district, the additional use of a gasoline service station, auto washing, lubrication, sale of auto accessories and office; and the parking of motor vehicles waiting to be serviced—to existing garage for more than five motor vehicles and motor vehicle repair shop; premises 1820-32 Cropsey avenue and 231-243 Bay 19th street, southwest corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

5-32-BZ—Reopened July 17, 1951 as Volume IV—Application, November 15, 1950, under sections 7e, 7f and 7g of the zoning resolution of Paul Friedman, for Kings Realty Corporation, owner (Irving Saltz and Edmund Papano, lessees); (conditional vendee; Regal Properties, Inc.), to permit in the business use district a plot partly in a residence use district, and partly in a business use district, for a term of ten years, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, office and sale of accessories with curb cuts and sign more than the permitted distance from the intersection; premises 115-123 Kings Highway, and 1626-1640 Stillwell avenue, northeast corner (Block 6253, Lot 21), Borough of Brooklyn.

37-BZ—Reopened July 17, 1951 as Volume II—Application, June 21, 1951, under sections 7f and 7h of the

zoning resolution of Henry George Greene, for Amp Auto Service, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing lubricatorium, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt portion of plot; premises 239-255 East 3rd street, north side, 90 ft. west of Avenue C, 292-298 East 4th street, south side, 90 ft. west of Avenue C (Block 386, Lots 32 and 33), Borough of Manhattan.

410-51-BZ—Application, June 11, 1951, under section 7e of the zoning resolution of Robert J. Farrington, for Gertrude Waxenbaum, owner, to permit in a residence use district, the change in occupancy from club and one family dwelling to funeral home; premises 1011 Pelham Parkway, northeast corner of Esplanade (Westchester); (Block 4365, Lot 5), Borough of The Bronx.

444-51-BZ—Application, June 19, 1951, under section 7c of the zoning resolution of Henry George Greene, applicant, on behalf of East River Service Center, Inc., owner, to permit in a residence use district, the change in occupancy from storage garage and motor vehicle repair shop by the erection and maintenance of a gasoline service station, lubricatorium, auto washing, storage and sale of accessories, motor vehicle repair shop and office; premises 495-499 Franklin D. Roosevelt drive, southwest corner of Delancey street, 26 Mangin street and 6 Broome street (Block 322, Lots 37, 50, 51, 52 and 53), Borough of Manhattan.

559-47-BZ—Reopened April 10, 1951 as Volume II—Application, March 12, 1951, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober on behalf of Abe Messinger, owner (Ace Automobile Sales Co., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs and office; premises 1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn.

787-50-BZ—Application, October 16, 1950, under section 7c of the zoning resolution of Simeon Heller, for Anna Di Agostino, owner (Jerry and Leonardo, Inc., lessee), to permit in a business use district, the extension of (in use and area), an existing gasoline service station and motor vehicle repair shop (previously granted by the Board for a term of years—expires June 28, 1951), to be used as a gasoline service station, office, salesroom, motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona, Borough of Queens.

381-51-BZ—Application, June 1, 1951, under sections 7c, 7d and 7e of the zoning resolution of Lehman and Fitzsimons, for Gustav F. Veirman, owner, to permit in a residence use district, the extension to an existing riding stable; premises 231-11 56th road, north side, from Easthampton boulevard to 232nd street, 29-37 Easthampton boulevard and 53-50 to 53-62 232nd street (Block 7510, Lot 33), Bayside, Borough of Queens.

462-51-BZ—Application, June 19, 1951, under section 7d of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of estate of Katherine W. Kean, owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from resident to lecture rooms, library, offices and caretaker's apartment; premises 117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

463-51-A—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

CALENDAR

39-37-BZ—Reopened April 17, 1951 as Volume IV—Application, March 19, 1951, under section 7c of the zoning resolution of Ribelle V. Perotto, for H. R. Schwartz, Arnold Schwartz, Henry L. Schwartz, B. D. Schwartz and I. W. Schwartz owners (doing business as United Service Stations), to permit in a business use district, the extension in use of gasoline service station, brake testing station, and the parking and storage of more than five motor vehicles; to include area now used for the parking and storage of more than five motor vehicles, to be used as a gasoline service station, auto laundry, lubricatorium, and brake-testing, and to permit the installation of four additional gasoline storage tanks and four additional dispensing pumps; premises 619-641 Coney Island avenue, east side, from Mathews place to Slocum place, 2-8 Mathews place and 1-5 Slocum place (Block 5141, Lots 53 and 74), Borough of Brooklyn.

617-40-BZ—Reopened July 24, 1951 as Volume II—Application, July 18, 1951, under section 7e of the zoning resolution of Dominick Salvati & Son, for Garfield Park Postal Building Corp., owner, to permit in a residence use district, the erection and maintenance of a United States Post Office (Finance station); premises 1623-1625 East 17th street, east side, 100 ft. south of Avenue P (Block 6780, Lot 77), Borough of Brooklyn.

226-41-BZ—Reopened July 24, 1951 as Volume II—Application, July 18, 1951, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, for Joseph T. Donohue, owner, to permit in a residence use, B area district, the extension of one story altered building, for use as a store, using more than the area permitted; premises 60-62 East 86th street, south side, 134 ft. 5½ in. east of Madison avenue (Block 1497, Lots 48 and 48½), Borough of Manhattan.

460-51-BZ—Application, June 21, 1951, under sections 7f, 7i and 7h of the zoning resolution, of Henry George Greene, for Jerry I. Kaufman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, sale of accessories, lubricatorium, car washing, motor vehicle repairs, and office; and to permit the parking and storage of more than five motor vehicles; premises Northwest corner East 162nd street and Park avenue, also northeast corner East 162nd street and Teller avenue (Block 2422, Lot 59), Borough of The Bronx.

815-26-BZ—Reopened May 22, 1951 as Volume III—Application, May 2, 1951, under section 7i of the zoning resolution of Robert Gottlieb, for 450 Southern Boulevard Realty Corporation, owner, to permit in a business and unrestricted use district, the change in occupancy from trade school to motor vehicle, body and fender repair shop; premises 450 Southern boulevard, west side, 66 ft. north of East 145th street and 825 East 145th street (Block 2600, Lot 28), Borough of The Bronx.

433-29-BZ—Reopened June 5, 1951 as Vol. III—Application, May 4, 1951, under sections 7i and 21 of the zoning resolution of Lama, Proskauer and Prober, for Sol Linchitz, owner (Richard Motors, lessee), to permit in a business use, C area district, the extension of existing building using more than the area permitted and the addition of touch up painting and spraying to existing motor vehicle repair shop, wheel alignment, brake-testing and lubrication; premises 807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue (Block 1429, Lots 56, 59, 60 and 61), Borough of Brooklyn.

472-37-BZ—Reopened April 10, 1951 as Volume III—Application, March 12, 1951, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, for Salvatore Castagna, owner (Volpe Brothers, lessee), to permit in a residence use, D area district, the erection and maintenance of a storage garage

for more than five motor vehicles, lubricatorium, auto laundry, motor vehicle repair shop and office, using more than the area permitted, on plot with an existing gasoline service station, lubricatorium, car washing and office; premises 178-198 28th avenue and 2765-2773 Cropsey avenue, northeast corner (Block 6915, Lots 42, 49, 51 and 151), Borough of Brooklyn.

415-50-BZ—Application, June 14, 1950, under section 7h of the zoning resolution, of Joseph A. Doyle, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

407-51-BZ—Application, May 22, 1951, under sections 21 and 19b of the zoning resolution, of J. Herbert Burmeister, applicant, on behalf of Lana Development Corp., owner, to permit in a residence use, D area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the Zoning Resolution as to rear yards and with parking and garage spaces as calculated for the development as a unit instead of individual buildings; premises 182-1 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens.

408-51-A—182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens.

508-51-BZ—Application, July 20, 1951, under sections 7i and 21 of the zoning resolution, of E. J. Cappello, applicant, for John B. Brennan, owner, to permit in residence use, G1 area district, the change in occupancy from one family dwelling to two family dwelling, and the erection of an extension nearer to lot line than permitted; premises 41-12 170th street, west side, 87 ft. south of 41st avenue (Block 5346, Lot 31), Flushing, Borough of Queens.

590-51-BZ—Application, August 15, 1951, under sections 7c and 7e of the zoning resolution, of Samuel A. Herer, applicant, for Rosirv Realty Corp., owner (Rachl Horowitz, lessee), to permit in the residence use district, a curb cut and driveway to be used by existing hardware store for loading and unloading; and to permit the existing wooden shed over rear yard in residence and business use district portion to remain; premises 4309 Broadway, west side, 37 ft. 3½ in. south of West 184th street and 710 West 184th street (Block 2180, Lots 114 and 115), Borough of Manhattan.

591-51-A—4309 Broadway, west side, 37 ft. 3½ in. south of West 184th street and 710 West 184th street (Block 2180, Lots 114 and 115), Borough of Manhattan.

168-51-A—Appeal from a decision of the fire commissioner, re transportation, storage and sale of combustible mixture, known as Revlon Nail Enamel Remover, in glass containers, in New York City (quantity in containers not in conformity with Administrative Code requirements).

CALENDAR

291-51-A—182-202 Douglas street, south side, 125 ft. east of Bond street (Block 417, Lots 1 and 9), Borough of Brooklyn.

496-51-A—Henry Hudson parkway, center strip, 800 ft. west of West 172nd street (upper and lower levels); (Block 2140, Lot 200), Borough of Manhattan.

515-51-A—2190-2200 Madison avenue, west side, 89 ft. 6 in. south of 138th Street Bridge Approach (cellar); (Block 1760, Lot 1), Borough of Manhattan.

574-51-A—441 East 20th street, north side, 416 ft. east of First avenue (cellar); (Block 978, Lot 1), Borough of Manhattan.

575-51-A—510 East 23rd street, south side, 180.47 ft. west of Franklin D. Roosevelt drive (cellar); (Block 978, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 30, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, October 30, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

249-51-SA—Utility Gas Fired Suspended Unit Heaters—Model 65, UHF, 90 UHF, 150 UHF, and 225 UHF.

326-51-SA—Auto Bake Mobile Infra-Red Ovens—Models 710, 720, 730, 740, 750 and 760.

332-51-SA—Anderson Dryer (Gas Fired) Indirect Type.

335-51-SA—York-Heat Oil Fired Warm Air Suspended Units, Models S1-115, S1-150 and S1-205.

73-45-SM—Vol. II—"Fabrilit" V-3708 FR (reopened July 17, 1951 re amendment of resolution to include additional fabric—"Fabrilit" V-3708-R).

76-51-SM—Burlington Mills All Nylon Drapery Fabric—Model S-4307.

91-51-SM—Vol. II—Trans-Color Screen, Williams Perforated Sound Type (Motion Picture Screen).

56-34-SA—Vol. III—"Lynn" Models 1F, 2CA and H (domestic and commercial oil burners); (reopened September 18, 1951 re amendment of resolution to include additional models, namely "Lynn"—Models 1F, 2CA and F.).

38-51-SA—Calorex Series R-100 Burner—Models 150, 300, 350 and 500.

59-51-SA—Ingersoll-Rand Company Fuel Oil Transfer Pump Model GT, Sizes 2" through 8".

59-51-A—30-32 West 13th street, south side, 401 ft. east of 6th avenue (Block 576, Lot 23), Borough of Manhattan.

58-51-A—143-145 Prince street and 445-449 West Broadway, northeast corner (Block 515, Lot 45), Borough of Manhattan.

6-51-A—176 Madison avenue, west side, 49.4½ ft. north of East 33rd street (Block 863, Lot 21), Borough of Manhattan.

7-51-A—469-471 Broome street, southwest corner of Greene street (Block 475, Lot 47), Borough of Manhattan.

5-51-A—473-475 Broome street, south side, 50 ft. west of Greene street (Block 475, Lot 46), Borough of Manhattan.

867-50-A—89 Hull street, north side, 25 ft. west of Hopkinson avenue (1st floor); (Block 1532, Lot 39), Borough of Brooklyn.

452-51-A—49-10 Metropolitan avenue, south side, 194.37 ft. west of Bohack square (2nd, 3rd and 4th floors); (Block 3375, Lot 40), Ridgewood, Borough of Queens.

210-51-A—139 Front street, northeast corner of Depyster street (Block 37, Lot 29), Borough of Manhattan.

237-51-A—116-162 Imlay street, west side, from Commerce to Verona streets, 111-121 Commerce street and 122-132 Verona street (1st, 5th and 6th floors); (Block 515, part of Lot 61), Borough of Brooklyn.

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

159-51-A—32-09 Douglaston parkway (also known as 600 West drive), northeast corner of Manor road (Block 8031, Lot 1), Douglaston, Borough of Queens.

336-51-A—982 East 55th street, west side, 55 ft. north of Avenue H (Block 7738, Lot 77), Borough of Brooklyn.

631-51-A—162-164 West 48th street, south side, 140 ft. east of 7th avenue (2nd, 3rd and 4th floors); (Block 1000, Lots 58 and 158), Borough of Manhattan.

595-51-A—337 Richmond avenue and 167 Palmer avenue, northeast corner (Block 1038, Lot 1), Port Richmond, Borough of Richmond.

576-51-A—30-30 Northern boulevard, south side, 570.43 ft. east of 41st avenue (basement); (Block 239, Lot 60), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 7, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, November 7, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

90-42-BZ—Reopened July 24, 1951 as Volume II—Application, June 28, 1951, under sections 7f, 7i and 7h of the zoning resolution of Henry George Greene, for Abraham Rubinstein, owner, to permit in a business district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises West side of Edward L. Grant Highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx.

413-49-BZ—Reopened June 19, 1951 as Volume II—Application, June 19, 1951, under section 7c of the zoning resolution of Schuman and Lichenstein, for 119-20 Corporation, owner (Rogers Drug Co., lessee), to permit in a residence and local retail use district, the extension of existing building for loading area with an entrance through residence use portion of plot; premises 119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), Jamaica, Borough of Queens.

89-38-BZ—Vol. II—Reopened April 24, 1951 as Volume II—Application, March 28, 1951, under sections 7e, 7f, 21 of the zoning resolution of Herman Kron, applicant, for Isaac T. Flatto, owner, to permit in a business use

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district portion of a lot located in a residence and business use district, the erection and maintenance of a garage (C area) for more than five motor vehicles using more than the area permitted and with roof parking; premises 714 Cypress avenue and 1682 Palmetto street, southeast corner (Block 3449, part of Lot 6), Ridgewood, Borough of Queens.

188-50-BZ—Application, March 15, 1950, under sections 7c and 7d of the zoning resolution, of Henry Nordheim, applicant, for No. 2 Corporation, owner (V-Marc Dress Co., lessee), to permit store No. 8 located in the retail use district portion of lot to be changed to factory use; premises 1264-1278 St. Lawrence avenue, east side, 58.48 ft. north of Westchester avenue (Block 3786, Lot 13), Borough of The Bronx.

197-51-BZ—Application, February 23, 1951, under section 7c of the zoning resolution, of Lama Proskauer and Prober, applicant, for Rose and Paul Marchesano, owners, to permit in a residence and business use district, the change in occupancy from accessory garage to one family dwelling to garage for two trucks; and from the storage of building materials in yard to parking and storage of three trucks and one pleasure car and the storage of building materials; premises 454-458 Leferts avenue, south side, 99 ft. 1 in. west of Brooklyn avenue (Block 1331, Lot 25), Borough of Brooklyn.

203-51-BZ—Application, March 26, 1951, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, for Monde Realty Corp., owner, to permit in a residence use, D1 area district, the erection and maintenance of seventeen one family dwellings without the required side yards at both ends of each group, and nearer to the street line than is permitted; premises 65-40 to 65-58 Alderton street, southwest of Elwell Crescent and northwest corner of 66th avenue and 86-01 to 86-15 66th avenue (Block 3135, Lots 1, 89 to 96 inclusive and 6 to 12 inclusive), Forest Hills, Borough of Queens.

243-51-BZ—Application, April 6, 1951, under sections 7c, 7i and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, for Herbert Lang, owner (William Mareno, lessee), to permit in a business use district, the extension of existing accessory building to enclose present open lubrication pit and one new lubrication lift, and also to permit the use of rear of site for the parking of cars waiting to be serviced; premises 90-14 to 90-20 101st avenue and 101-02 to 101-10 91st street, southwest corner (Block 9096, Lots 7, 9), Richmond Hill, Borough of Queens.

543-51-BZ—Application, August 3, 1951, under section 7h of the zoning resolution, of Henry George Greene, applicant, for Gehring Realty Corp., and Ravenast, Inc., owners, to permit in the residence use district portion of a lot located in a residence and retail use district, the extension of existing parking and storage of motor vehicles for a term of years; premises 183-02 to 183-20 Hillside avenue and 88-02 to 88-18 184th street, southwest corner and 88-01 to 88-15 183rd street (Block 9930, Lots 22, 26, 27, 31 and 39), Jamaica, Borough of Queens.

564-51-BZ—Application, August 17, 1951, under section 7h of the zoning resolution, of J. G. L. Molloy, applicant, for C. L. R. Realty Co., Inc., owner, to permit in a residence and business use district, the parking and storage of motor vehicles for a term of years; premises 101-06 Queens boulevard, south side, 37.14 ft. east of 67th road and 100-26 to 100-36 67th road (Block 3171, Lots 19, 21 and 23), Forest Hills, Borough of Queens.

324-51-A—101-111 (103 displayed) 50th street, northeast corner of 1st avenue (Block 780, Lot 1), Borough of Brooklyn.

465-51-A—4902-4924 2nd avenue, west side, from 49th to 50th streets, 102-170 49th street and 111-169 50th street (1st floor); (Block 780, Lot 1), Borough of Brooklyn.

211-51-A—Transportation of gasoline in trailer tank trucks (2—4800 gallon airport refuelers and 1—1800 gallon airport refueler) in New York City.

557-51-A—42-16 21st street (Van Alst avenue), west side, 115 ft. south of Bridge Plaza South (South Jane street) (Block 457, Lot 162), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 7, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 7, 1951, at 2 o'clock* in Room 1013, Municipal Building, Manhattan, on the following matters:

931-50-A—215-04, 215-06, 215-10 and 215-12 69th avenue; 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Be boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-1 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-0 and 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-0 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-2 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-0 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bayside, Borough of Queens.

563-51-A—106-110 Hudson street and 166 Franklin street northeast corner (2nd floor); (Block 189, Lot 14), Borough of Manhattan.

610-51-A—157-16 20th road and 20-39 Clintonville street southeast corner (Block 4752, Lot 12); 157-20 20th road south side, 109.27 ft. east of Clintonville street (Block 4752, Lot 14); 157-24 20th road, south side, 149.27 ft. east of Clintonville street (Block 4752, Lot 16); 157-20th road, south side, 196.83 ft. west of Willets Point boulevard (Block 4752, Lot 23); 157-40 20th road, south side, 156.83 ft. west of Willets Point boulevard (Block 4752, Lot 25); 157-44 20th road, south side, 116.83 ft. west of Willets Point boulevard (Block 4752, Lot 27); and 157-50 20th road and 158-25 Willets point boulevard southwest corner (Block 4752, Lot 29), Whitestone, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 14, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November 14, 1951, at 10 o'clock* in Room 1013, Municipal Building, Manhattan, on the following matters:

166-20-BZ—Reopened May 22, 1951 as Vol. II—Application April 7, 1951, under sections 7c, 7e and 7i of zoning resolution of George L. Bosquet, applicant on behalf of George F. Rohe, owner (Bay Motors, lessee), to permit in a residence and business use district, the addition of showroom and motor vehicle repair shop to existing non-storage garage for more than five motor vehicles and gasoline service station; premises 209-30 North boulevard, south side, 200 ft. east of Oceania street (Block 7309, Lots 13 and 47), Bayside, Borough of Queens.

398-32-BZ—Reopened June 5, 1951 as Vol. II—Application May 22, 1951, under sections 7e and 7i of the zoning resolution of George L. Bosquet, applicant on behalf of George F. Rohe, owner (Bay Motors, lessee), to permit in a residence and business use district, the addition of showroom and motor vehicle repair shop to existing non-storage garage for more than five motor vehicles and gasoline service station; premises 209-30 North boulevard, south side, 200 ft. east of Oceania street (Block 7309, Lots 13 and 47), Bayside, Borough of Queens.

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ing resolution of Henry Nordheim, applicant on behalf of Athas Zaharis, owner (Schmidt Brothers, lessees), to permit in a residence and business use district, the continuance of a motor vehicle repair shop; premises 570 East Fordham road and 2514 Hoffman street, southeast corner (Block 3067, Lot 48), Borough of The Bronx.

94-49-BZ—Reopened and restored to docket for further hearing, order of the Court, September 18, 1951—re Application of Paul Friedman, applicant on behalf of Kinay Realty, Inc., owner, under sections 7f and 21 of the zoning resolution, to permit in a business use district, for a term of 21 years, the erection and maintenance of a storage garage for more than five motor vehicles (using more than the area permitted (previously granted by the Board)); premises 54-64 Kermit place and 64-76 East 8th street, southwest corner (Block 5321, Lot 51), Borough of Brooklyn.

-51-BZ—Application January 31, 1951, under sections 7a and 7h of the zoning resolution of Henry Hurwit, applicant on behalf of 1600 Adams Street Corp., owner, to permit in the residence use portion of a lot, the continuance of existing frame building as a motor vehicle repair shop and the parking and storage of motor vehicles with a driveway and curb cut (site partially in a business use and partially in a residence use district); premises 1601-1609 Van Buren street, south side, 340 ft. east of Van Nest avenue (Block 4018, Lot 20) and 1608 Adams street, north side, 80 ft. west of East Tremont avenue (Block 4018, Lots 20 and 43), Borough of The Bronx.

-51-BZ—Application April 10, 1951, under section 7h of the zoning resolution of Max Horn, applicant on behalf of Mathilde A. Brauer, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 120-09 New York boulevard, east side, 40 ft. south of 120th avenue (Block 78, Lot 26), Jamaica, Borough of Queens.

51-BZ—Application April 10, 1951, under section 7h of the zoning resolution, of Max Horn, applicant on behalf of Sophie Hausser, owner, to permit in a residence district, the parking and storage of motor vehicles, for a term of years; premises 120-48 166th street, west side, 274.43 ft. north of Baisley boulevard (Block 12381, Lot 72), Jamaica, Borough of Queens.

51-BZ—Application May 25, 1951, under section 7e of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Foreland Realty Corp., owner, to permit in a residence use district, the erection of business signs, for a term of years; premises 35-02 to 35-04 Crescent street, southwest corner of 35th avenue (Block 338, Lot 26), Long Island City, Borough of Queens.

1-BZ—Application June 1, 1951, under sections 7c, 7d and 21 of the zoning resolution of Sidney Daub, applicant on behalf of Level Realty Corp., owner (Alexander's Department Stores, Inc., lessee), to permit in a residence B area district, the change in occupancy from residence use to commercial use in conjunction with adjoining store, using more than the permitted area, with an increase more than the permitted distance from intersection; premises 2520 Creston avenue, east side, 276.42 ft. north of East 190th street (Block 3167, Lot 22), Borough of The Bronx.

-A—2520 Creston avenue, east side, 276.42 ft. north of East 190th street (Block 3167, Lot 22), Borough of The Bronx.

-A—Vol. II—60 Broadway, southeast corner of Broadway avenue (2nd floor, Gretsches Building No. 4); premises 2130, Lot 5), Borough of Brooklyn.

83-51-A—1601-1609 Van Buren street, south side, 340 ft. east of Van Nest avenue (Block 4018, Lot 20), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 14, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

918-22-SA—Vol. II—Williams Oil-O-Matic Oil Burner, Model HP-3A (reopened September 13, 1949 re amendment of resolution as to marketing of Williams-Oil-O-Matic Oil Burner Model A under the trade name Coleman—Model 804).

742-50-SM—Sussman Syphon-Cap (Ventilator Cap Stationary Type).

474-50-SA—Haughton Type K Bar Interlock.

123-51-SM—Dynel Fabric Style 3060 Dynel Chevron.

425-51-SA—Alstrom Safeguard Oil Preheater—Model DT.

597-51-SM—Cover Crete Finish Plaster (hard finish on concrete).

996-38-SM—Nu-Wood Insulating Fiber Board (reopened October 3, 1950 re amendment of resolution to include ½ inch Asphalt Coated and Asphalt Impregnated Nu-Wood Sheathing).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 20, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 20, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

838-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubricatorium and accessory sales; premises 3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

201-51-BZ—Application, February 2, 1951, under sections 7f and 7i of the zoning resolution, of Samuel Juster, applicant, on behalf of David D. Cantor, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, accessories, motor vehicle repairs and office for a term of fifteen years; premises 1585-1611 Ralph avenue and 6001-6005 Farragut road, northeast corner and 512-534 East 78th street (Block 7956, Lot 1), Borough of Brooklyn.

354-45-BZ—Vol. II—Reopened September 18, 1951—for consideration as to new proposal—re Application of Lama, Proskauer and Prober, applicants, on behalf of L. and R. Realty Co., Inc., owner, under section 7c of the zoning resolution, to permit partly in a business use and partly in a residence use district, the proposed change in occupancy from public garage, office and gas station to factory use, using more than the permitted area for manufacturing use; premises 341-347 Reid avenue and 63-79 Marion street, northeast corner (Block 1692, Lot 1), Borough of Brooklyn.

109-34-BZ—Reopened February 14, 1951 as Volume II—Application, January 30, 1951, under section 7i of the zoning resolution of Morton S. Cahn, for Louis Feier-

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stein, owner, to permit in a business use district, the addition of motor vehicle repairing to existing gasoline service station, sales and auto accessories, greasing, auto laundry, and office; and the parking for ten cars; premises 64-40 Myrtle avenue and 72-02 Cypress Hills street, southwest corner (Block 3594, Lot 7), Glendale, Borough of Queens.

554-51-BZ—Application, August 3, 1951, under sections 7c, 7h and 21 of the zoning resolution, of Lehman and Fitzsimons, for Roland Realty and Construction Corporation, owner, to permit in the local retail use, C area district portion of plot, the maintenance of existing building by the conversion of loading areas to store areas constituting an extension of use into residence use district and makes the coverage more than is permitted; and to permit the parking of automobiles in the residence use portion of plot for patrons and employees—no fee to be charged; premises 138-18 to 138-38 Northern boulevard, south side, 150.38 ft. east of Union street (Block 5010, Lot 28), Flushing, Borough of Queens.

627-51-BZ—Application, September 13, 1951, under sections 7e, 7f, 7h and 7i, of the zoning resolution of Paul Friedman, for Benson Chevrolet, Inc., owner (General Outdoor Advertising Co., lessee), to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop incident to authorized automobile dealer's use, including a non-storage garage for more than five, but not more than seventy motor vehicles; an automobile showroom for authorized automobile dealer; storage sale and display of more than five but not more than twenty-five used motor vehicles; free parking of more than five but less than thirty motor vehicles for patrons and employees only, office, conference room and storage of bulk auto parts; with a roof sign not in conformity with Zoning Resolution; premises 1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (Block 6341, Lot 30), Borough of Brooklyn.

628-51-A—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (mezzanine); (Block 6341, Lot 30), Borough of Brooklyn.

7-44-BZ—Reopened October 23, 1951—for consideration as to extension of time to complete—re Application of B. J. Farrell, for Department of Public Works, owner, under section 21 of the zoning resolution, to permit in a residence use, E and F area district and also one-half and one times height district, the erection and maintenance of a building, accessory to a hospital group, not complying with the one-half times height, F area setback from street lines and F area coverage and floor area requirements of the zoning resolution; premises 161-25 Grand Central parkway, north side, from 161st street to 164th street (Block 6858, Lot 1), Jamaica, Borough of Queens.

448-48-BZ—Reopened October 23, 1951—for consideration as to extension of time to complete—re Application of Henry Nordheim, applicant on behalf of Rosina S. Maute, owner, under section 7e of the zoning resolution, to permit in a residence use district, for a term of years, the change in occupancy from clubhouse to factory; premises 290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

597-44-BZ—Vol. II—Reopened July 17, 1951 as Volume II—Application, June 12, 1951, under sections 7c and 7h, of the zoning resolution of Lama, Proskauer and Prober, applicant, for Ben Portnoy, owner, to permit in the residence use portion of a lot located in a residence and unrestricted use district the parking and storage of motor vehicles; premises 2987-2997 Atlantic avenue and 205-221 Elton street, northeast corner (Block 3955, Lot 48), Borough of Brooklyn.

100-48-BZ—Vol. II—Reopened July 10, 1951 as Volume II—Application, September 11, 1950, under sections 7c and 7i, of the zoning resolution of Henry Nordheim, applicant, for John H. Bush, owner, to permit in a business use district the conversion of a building on plot into a motor vehicle repair shop; premises 1933-1959 Webster avenue, 1876-1892 Valentine avenue and 350-360 East 178th street, south side, from Valentine to Webster avenues (Block 2815, Lot 1), Borough of The Bronx.

319-51-BZ—Application, April 17, 1951, under section 2 of the zoning resolution of Charles Abrahams, applicant, for Max Engel and Louis Pelzig, owners, to permit in an unrestricted use, C area district, the extension of existing building using more than the area permitted; premises 188-204 Dupont street, south side, 100 ft. east of Oakland street (Block 2497, Lots 10, 11, 12, 13 and 14), Borough of Brooklyn.

348-51-BZ—Application, May 2, 1951, under sections 7c and 7i of the zoning resolution of Oswald Fischer, applicant, for Carlo Castoro and Frank Macchia, owners, to permit in a business use district the reconstruction and extension of existing gasoline service station, lubrication, motor vehicle repairs and sale and storage of accessories with a curb cut more than the permitted distance from intersection; premises 88-20 to 88-24 Astoria boulevard, southwest corner of 89th street (Block 1362, Lots 1 and 10), Jackson Heights, Borough of Queens.

392-51-BZ—Application, May 25, 1951, under section 2 of the zoning resolution of Burke, Morrison and Green, applicant, for R. Stutzmann and Son, Inc., owner, to permit the extension of existing business use (funeral chapels) in the retail use district portion of lot to be extended into the residence use portion of the lot; premises 224-39 Jamaica avenue, north side, 174.87 ft. east of 224th street (Block 10743, Lot 110), Queens Village, Borough of Queens.

393-51-A—224-39 Jamaica avenue, north side, 174.87 ft. east of 224th street (Block 10743, Lot 110), Queens Village, Borough of Queens.

413-51-BZ—Application, June 12, 1951, under section 2 of the zoning resolution of Joseph Lau, applicant, M. Brand and Sons, Inc., owner, to permit on the unimproved portion of a plot located in a residence use district the parking and storage of motor vehicles, for a term of five years; premises 411-417 East 48th Street, north side, 135 ft. east of 1st avenue and 410-412 East 49th street (Block 1360, Lot 8), Borough of Manhattan.

538-51-BZ—Application, August 1, 1951, under section 2 of the zoning resolution of James E. Casale, applicant, for Ambrose Day, owner, to permit in a residence use district the change in occupancy from residence use to commercial building (offices); premises 135 East 17th street, northwest corner of Lexington avenue (Block 10743, Lot 19), Borough of Manhattan.

539-51-A—135 East 36th street, northwest corner of Lexington avenue (5th floor); (Block 892, Lot 19), Borough of Manhattan.

588-51-BZ—Application, August 7, 1951, under section 2 of the zoning resolution of Howard H. Snyder, applicant, for Hotel St. George Corp., owner, to permit in the residence use district portion of a plot located in a residence and business use district a business use (photograph studio); premises entire block bounded by Clark, H. Pineapple and Henry streets, 41-69 Clark street, 91-101 Henry street, 46-82 Pineapple street and 101-121 Pineapple street (Block 231, Lot 1), Borough of Brooklyn.

601-51-BZ—Application August 24, 1951, under sections 7c, 7f, 7A and 7h of the zoning resolution of Lama, Proskauer and Prober, applicant, for Halding Development Corp., owner, to permit in a business use district the reconstruction and maintenance of a gasoline service station.

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poritorium, auto laundry, storage and sale of accessories, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, with an entrance more than the permitted distance from intersection; premises 2-01 to 162-09 43rd avenue and 42-39 to 42-47 162nd street, Northeast corner (Block 5393, Lot 1), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 20, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 20, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

-51-SA—Hoyt Gas Fired Laundry Drying Tumbler—del GFD (Gas Fired DeLuxe).

-51-SM—"Eraydo Alloy" Zinc Cavity Wall Tile—del 148-EA.

-51-SA—Stop-Fire Automatic Ceiling Type Fire Extinguisher—Model SP-30.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 27, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Monday morning, November 27, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

-49-BZ—Reopened October 30, 1951—for consideration as to extension of term of variance—re Application

of Joseph B. Klein, applicant, on behalf of Celestino Boggia Ricotto, owner, under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than five motor vehicles; premises 5-7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49 and 51), Borough of Manhattan.

368-51-A—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (2nd floor); (Block 3659, Lot 1), Borough of Brooklyn.

472-51-A—121-137 Fordham road, north side, from Grand Concourse to Creston avenue, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

NOVEMBER 27, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 27, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

490-51-A—Foot of Kent street, 527 ft. 5½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

489-51-A—Foot of Huron street, 643 ft. west of West street (Block —, Lot —), Borough of Brooklyn.

491-51-A—Foot of Java street, 544 ft. 1½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

remaining minutes of the meeting of October 16, 1951).

1-BZ—Vol. II

APPLICANT—Jerome Voletsky, for Jacques Galef, owner; Jacob Goldstein, lessee.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PLACES AFFECTED—302-308 East 34th street, south side, 80 ft. east of 2nd avenue (Block 939, Lots 55-58), Borough of Manhattan.

HEARANCES—

For Applicant: Jerome Voletsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Guinee 1

THE RESOLUTION (181-41-BZ—Vol. II)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles—premises 304-308 East 34th street, south side, 101.3 ft. east of Second avenue (Block 939, Lots 55, 56 and 57), Borough of Manhattan, was denied by the Board as Vol. I, November 5, 1941; and

WHEREAS, this application under section 7h of the zoning resolution, to permit on a plot partly in a residence and partly in a business use district, the parking and storage of more than five (5) motor vehicles, affecting premises 302 to 308 East 34th street, south side, 80 ft. east of 2nd avenue (Block 939, Lots 55, 56, 57 and 58), Borough of Manhattan, was granted by the Board, as Vol. II, October 28, 1947 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended June 8, 1948; and

WHEREAS, the term of variance was extended November 1, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 28, 1947, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

" . . . granted under section 7, subdivision h for a term of two (2) years from the date of this amended

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resolution, *on condition* . . . ; that other than as herein *amended*, the resolution adopted on October 28, 1947, as *amended* June 8, 1948 and November 1, 1949, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained (N.B. App. 154-47)."

327-46-BZ

APPLICANT—Sidney Meyers, for Kanmorsey Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the Borough superintendent) previously granted on condition, under section 7e of the zoning resolution, for a term of fifteen years (expires 1961), to permit in a residence use district, the change of occupancy from stable to factory.

PREMISES AFFECTED—324 West 26th street, south side, 251 ft. west of 8th avenue (Block 749, Lot 57), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Meyers.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Guinee 1

THE RESOLUTION (327-46-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the change of occupancy from stable to factory, affecting premises 324 West 26th street, south side, 251 ft. west of 8th avenue (Block 749, Lot 57), Borough of Manhattan, was granted by the Board, June 18, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended December 21, 1948 and April 17, 1951; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 18, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

" . . . *granted* under section 7, subdivision e for a term of fifteen (15) years, from the date of this *amended* resolution; *on condition* . . . ; that other than as herein *amended*, the resolution adopted on June 18, 1946, shall be complied with in all respects; and that a permanent certificate of occupancy shall be obtained. (Alt. App. 701-46)."

128-47-BZ

APPLICANT—Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the inclusion of a motor vehicle repair shop in an existing gasoline service station, office, lubritorium and auto laundry.

PREMISES AFFECTED—152-01 to 152-07 Rockaway boulevard and 152-02 to 152-08 Baisley boulevard, northeast corner (Block 12257, Lot 17), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Edward A. Johanson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating

Negative

Absent: Deputy Chief Guinee

THE RESOLUTION (128-47-BZ)

WHEREAS, this application under section 7i of the zoning resolution, to permit in a business use district, the inclusion of motor vehicle repair shop in existing gasoline service station, office, lubritorium and auto laundry, affecting premises 152-01 to 152-07 Rockaway boulevard, and 152-02 to 152-08 Baisley boulevard, northeast corner (Block 12257, Lot 17), St. Albans, Borough of Queens, was granted by the Board November 12, 1947 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended November 16, 1948; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 12, 1947, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

" . . . that in view of statement by the applicant that the work has been completed and that additional time is required to obtain a certification from the fire department and a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution (Alt. Applic. 3408-46)."

852-46-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Peter Tessler, owner, Phillip Gussow and Gershon Mundell, doing business as S.O.S. Auto Supply Co., lessees.

SUBJECT—Application for consideration—reopening and consideration of a new proposal—re Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the extension of an existing gasoline service station, motor vehicle repair shop, stores, launderette and dwelling (previously dismissed for lack of prosecution).

PREMISES AFFECTED—18-07 to 18-17 Mott avenue and 18-06 to 18-18 Cornaga avenue, northwest corner (Block 48, Lot 34), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. I, to consider new proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating

Negative

Absent: Deputy Chief Guinee

Adjourned: 3:40 P.M.

JOSEPH J. DOYLE, Chief Clerk

REGULAR MEETING

TUESDAY MORNING, OCTOBER 23, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MINUTES

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, October 3, 1951, were proved, as printed in the Bulletin of October 9, 1951, Vol. No. 41.

ZONING APPLICATIONS

534-BZ—Vol II.

APPLICANT—Morton S. Cahn, for Louis Feierstein, owner.

SUBJECT—Application reopened February 14, 1951—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the addition of motor vehicle repairing to existing gasoline service station, sales and auto accessories, greasing, auto laundry, and office; and the parking for ten cars.

PREMISES AFFECTED—64-40 Myrtle avenue and 72-02 Cypress Hills street, southwest corner (Block 3594, Lot 7), Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn and Louis Feierstein.

For Opposition: Pauline Roethel, Anthony Kiefner, Mary Stolz, Olaf Olson, Helen Ritter, Alverna Olson and Joseph Rauch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 20, 1951, 10 A.M. for inspection and decision without further argument.

545-BZ—Vol. II.

APPLICANT—Lama, Proskauer and Prober, for L. and R. Realty Co., Inc., owner.

SUBJECT—Application reopened September 18, 1951—for consideration as to new proposal—re application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in a business use and partly in a residence use district, the proposed change in occupancy from public garage, office and gasoline service station, to factory use, using more than the permitted area for manufacturing use.

PREMISES AFFECTED—341-347 Reid avenue and 63-79 Marion street, northeast corner (Block 1692, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, L. Rosenberg, Milton Lemberger and Louis L. Rosenberg.

For Opposition: Carmel C. Marr, Rev. Archibald V. McLees, Rev. John M. Coleman, E. M. Carrington, William Taylor, L. L. Garrell and John P. Kleis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 20, 1951, 10 A.M. for inspection and decision without further argument.

551-BZ

APPLICANT—Robert J. Farrington, for Gertrude Waxenbaum, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from club and one family dwelling to funeral home.

PREMISES AFFECTED—1011 Pelham parkway, northeast corner of Esplanade (Westchester) (Block 4365, Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Farrington and Frank J. Cafaro.

For Opposition: Edw. Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 30, 1951, at 10 A.M. at request of the applicant.

554-51-BZ

APPLICANT—Lehman and Fitzsimons, for Roland Realty and Construction Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7h and 21 of the zoning resolution, to permit in the local retail use, C area district portion of plot, the maintenance of existing building by the conversion of loading areas to store areas constituting an extension of use into residence use district and makes the coverage more than is permitted; and to permit the parking of automobiles in the residence use portion of plot for patrons and employees—no fee to be charged.

PREMISES AFFECTED—138-18 to 138-38 Northern boulevard, south side, 150.38 ft. east of Union street (Block 5010, Lot 28), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Max Okun.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 20, 1951, 10 A.M. for inspection and decision without further argument.

627-51-BZ

APPLICANT—Paul Friedman, for Benson Chevrolet, Inc., owner (General Outdoor Advertising Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop incident to authorized automobile dealer's use, including a non-storage garage for more than five but not more than seventy motor vehicles; an automobile showroom for authorized automobile dealer; storage, sale and display of more than five but not more than 25 used motor vehicles; free parking of more than five but less than 30 motor vehicles for patrons and employees only, office, conference room and storage of bulk auto parts; with a roof sign not in conformity with Zoning Resolution.

PREMISES AFFECTED—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (Block 6341, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and J. R. Neidorf.

For Opposition: Paul M. Ascianto, Joseph Michilli, Gottlieb F. Zeltman, Vita Cardaci, Theresa Giglio, Catorina Ruggioi, Calvano, Fannie De Filippis, Mary Arcaro, Loretta Antonucci, Antonette Barbaro, Jean Lehman, Louis Mancini, Jr., Gaetano Visconti and Peter Tumminelli.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 20, 1951, 10 A.M. for inspection and decision without further argument.

MINUTES

204-24-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Michael DeLaurenzo, owner (Sunrise Waste Material Co., lessee).

SUBJECT—Application reopened February 27, 1951—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the extension in use of building for a period of two years (change of occupancy from garage for more than five motor vehicles to a junk shop previously granted by the Board—expires Nov. 21, 1955) and to permit a loading platform on adjoining lot to be used in conjunction with junk shop.

PREMISES AFFECTED—475-479 Hemlock street, east side, 129 ft. 7½ in. south of Liberty avenue (Block 4200, Lots 8 and 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Michael DeLaurenzo.

For Opposition: Reba L. Prall.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (204-24-BZ—Vol. III)

WHEREAS, Lama, Proskauer and Prober for Michael DeLaurenzo, owner, Sunrise Waste Material Co., lessee, filed February 2, 1951 an application under section 7e of the zoning resolution, to permit in a residence use district the extension in use of a building for a period of two years (change of occupancy from garage for more than five motor vehicles to a junk shop was previously granted by the Board, expires November 21, 1955), and to permit a loading platform on adjoining lot to be used in conjunction with junk shop, affecting premises 475 to 479 Hemlock street, east side, 129 feet, 7½ inches south of Liberty avenue (Block 4200, Lots 8 and 9), Borough of Brooklyn; and

WHEREAS, this application was reopened as Volume III on February 27, 1951 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on October 23, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution showed that Liberty avenue is in a business use, C area, class 1 height district; Hemlock street is in residence and business use, C area, class 1 height districts; the site is in a residence use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 22, 1951 acting on Alt. Applic. 2893-50, reads:

"1. Proposed loading platform in connection with junk shop on adjoining lot, all located within a residential district, is contrary to Art. 2, Sect. 3 of the zone resolution, note use in adjoining bldg. was granted under 204/24 BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 70 feet, 4½ inches frontage, by 100 feet in depth; that as of July 25, 1916 the property was in a business district and was changed to a residence district on March 28, 1924; that the premises are developed with a one story masonry building of class 3 construction, erected under N.B. 142-1917 and certificate of occupancy 422 of 1921 was issued for the dead storage of automobiles; that under Cal. No. 204-24-BZ the use was varied to permit the building to be used for a garage for more than 5 cars under Alt. 1816 of 1924; that Alt. 11277 of 1934 was approved to change the use to junk shop and the Board extended this use through the

years and a late extension was granted for a 2 years period to 1948 and certificate of occupancy 116291 was issued for a junk shop; that the Board again extended the use to November 13, 1950 but no certificate of occupancy was issued; that on November 21, 1950 the resolution was amended to extend the term of the variance for a term of five years; and

WHEREAS, the applicant contends that the premises are already developed without lawful approval with a depressed ramp leading to a loading platform on the southerly part of the site, the platform being used for the loading and unloading of rags, paper and metal in conjunction with the adjoining building; that this part of the site is completely enclosed with a 6 foot high metal fence and two 6 foot doors at the building line; that the loading platform will keep the trucks off the street and sidewalk and inasmuch as it is fenced, it will not affect the area; that lot 11, immediately adjoining to the north, is developed with a brick factory and that lot 17 in block 4198, directly across the street, is developed with a garage and plumbing supply storage building; that both of these uses are non-conforming in a residence zone and therefore the proposed loading platform will be in keeping at this point; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals do hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7, subdivision e, for a term coterminous with the building in which the premises are to be used, namely the building on Lot 9, permitting a non-conforming use by resolution adopted by the Board on May 27, 1924, and thereafter amended from time to time through resolution adopted November 21, 1950, for a term of five (5) years, expiring November 21, 1955, so as to permit the use as proposed and as indicated on plan filed with this application marked "Received February 2, 1951" 4 sheets, for loading and unloading as thereon indicated, on condition that a woven wire fence of the chain link type with anchored steel posts shall be constructed on the rear line to the east and the side line to the south and along the street building line, with gates of similar construction at the building line and the premises are developed as indicated with a down ramp; that the balance of the premises shall be paved or surfaced with bituminous paving; that the ramp shall be constructed with masonry walls to grade on both sides and the ramp itself paved with concrete and drained to the satisfaction of the borough superintendent; that the gates at the building line shall be normally kept closed except when in use during working hours; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution and that a new certificate of occupancy shall be obtained.

16-36-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner.

SUBJECT—Application reopened September 18, 1951 for consideration as to amendment re additional storage tanks, re application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station (previously denied under sections 7f and 7i) motor vehicle repair shop, auto washing, lubrication office and sale of accessories, for a term of five years.

PREMISES AFFECTED—North side Westchester avenue northwest corner of White Plains road and northeast corner of Leland avenue (Block 3880, Lots 2, 3, 4, and 5), Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Frederick A. Ketcher and Sheldon M. Covell.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (16-36-BZ—Vol. II)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station (previously denied by the Board under sections 7f and 21), motor vehicle repair shop, auto washing, lubritorium, office and sale of accessories for a term of fifteen years, affecting premises Westchester avenue, north side, Northwest corner of White Plains road and Northeast corner of Leland avenue (Block 3880, Lots 1 to 5, inclusive), Borough of The Bronx was granted by the Board, April 18, 1950, as Vol. I, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements were approved September 19, 1950; and

WHEREAS, the applicant requested reopening of this application, amendment of the resolution and extension of time to obtain permits and complete the work; and

WHEREAS, this application was reopened on September 18, 1951, at which time the resolution was amended and time extended to obtain permits and complete the work; set for hearing as to parking use on October 23, 1951; and

WHEREAS, a public hearing was held on this application on October 23, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent dated August 6, 1951 acting on N.B. Applic. 1087-49, reads:

"8. Parking and storage of more than 5 motor vehicles as an accessory use to a Gasoline Service Station, in a Retail Use District, is contrary to Article II, Sections #4-A and #4(a)15 of the Zoning Resolution."

and
WHEREAS, the applicant states that on account of the size and shape of the plot, parking is possible only where indicated on the plan on about 18% of the plot; that all cars will be parked in single rows backed against the lot and building lines and will be hidden by shrubbery so that the character of the neighborhood will be preserved; that the practice of car owners in the neighborhood frequently is to leave their cars overnight for servicing and in conjunction with this service some parking is necessary; that the existing driveways on Westchester avenue will be used; that the 4000 or more watts of dispersed interior flood lighting will provide ample illumination and in this way maximum safety precautions will be maintained; that parking and storage for a limited number of pleasure vehicles will be a distinct advantage and convenience to the neighborhood.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 18, 1950, as amended by resolution adopted September 19, 1950 and September 18, 1951, by adding thereto:

"that the additional use of parking may be permitted, as proposed and as indicated on plans filed with this application, marked 'Received August 22, 1951' (1 sheet), on condition that in all other respects the requirements of the resolutions heretofore adopted shall be complied with; that the parking area shall not be increased beyond that indicated on such plan; that suitable bumpers shall be maintained for protection to the planting areas; that this variance shall be for a term of five (5) years from the date of this amended resolution; and that all permits required shall be obtained and all work completed within the time as stated in the amended resolution adopted on September 18, 1951."

626-41-BZ

APPLICANT—Embury and Lucas, for Metropolitan Jockey Club, owner.

SUBJECT—Application reopened September 25, 1951, for extension of term of variance—re application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, for a term of years, the transient parking within the residential area as an extension to the permissive parking in the business area.

PREMISES AFFECTED—165-10 Baisley boulevard, southeast corner of New York boulevard (Block 3300, Lot 2), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Louis Jensen and Alvin S. Rosen-son.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (626-41-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, to permit in a residence use district, the transient parking of motor vehicles within the residential area as an extension of the permissive parking in the business area, affecting premises 165-10 Baisley boulevard, southeast corner of New York boulevard (Block No. 3300, Lot No. 2), Jamaica, Borough of Queens, was granted by the Board on March 3, 1942, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and an extension of the term of variance, which had expired by time limitation; and

WHEREAS, this application was reopened on September 25, 1951, and set for hearing on October 23, 1951 at 10 A.M., waiving all requirements except a new decision of the borough superintendent, which has been filed, and to permit two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on October 23, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated September 19, 1951, acting on Misc. Applic. 3212-41, reads:

"#1. Request for renewal of parking permit under Cal. 626-41-BZ denied as same has expired. Secure continuance of variance as per sect. 22A of zone resolution." and

WHEREAS, the applicant states that in making preparations for the coming racing meet, the attorneys for the Metropolitan Jockey Club have discovered that the permits granted under the above numbered application have expired.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 3, 1942, only so far as it has reference to the term of the variance, so that as amended, this portion of the resolution shall read:

"... granted under section 7, subdivision h for a term of five (5) years from the date of this amended resolution, to permit ...; that other than as herein amended, the resolution adopted on March 3, 1942, shall be complied with in all respects and a new certificate of occupancy shall be obtained. (Misc. App. 3212-41)."

1082-41-BZ—Vol. II

APPLICANT—Levy and Nevins, for Exner Realty Corp., owner (Exner Sand and Gravel Corp., lessee).

SUBJECT—Application reopened July 17, 1951—re Application (decision of the borough superintendent)

MINUTES

under section 7h of the zoning resolution, to permit in a residence an unrestricted use district, the parking and storage of motor vehicles, and the reconstruction of a building to be used as an office for a term of years.

PREMISES AFFECTED—441 East 109th street, northwest corner of Franklin D. Roosevelt (East River) drive (Block 1703, Lot 22 and part of Lot 18), Borough of Manhattan.

APPEARANCES—

For Applicant: Saul S. Nevins.

For Opposition: Joseph B. Franklin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3

Negative 0

Not Voting: Commissioner Keating..... 1

THE RESOLUTION (1082-41-BZ—Vol. II)

WHEREAS, Levy and Nevins for Exner Realty Corp., owner, Exner Sand and Gravel Corp., lessee, filed June 14, 1951 an application under section 7h of the zoning resolution, to permit in residence and unrestricted use districts, the parking and storage of motor vehicles and the reconstruction of a building to be used as an office, for a term of years, affecting premises 441 East 109th street, northwest corner of Franklin D. Roosevelt (East River) drive (Block 1703 Lot 22 and part of lot 18), Borough of Manhattan; and

WHEREAS, this application was reopened as Volume II on July 17, 1951, subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on October 23, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Franklin D. Roosevelt drive is in a residence use, A area, class 2 height district; East 109th street and the site are in residence and unrestricted use, A area and class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 15, 1951, acting on Alt. Applic. 671-51, reads:

"1. The creation of a Parking lot for the Parking & Storage of motor vehicles & the erection of a building for use as an office within an unrestricted district extending into a residence district is contrary to Sec. 3 Bldg. Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 168 feet frontage by 100.11 feet in depth, on which are located three buildings on the westerly portion and one building at the intersection of the marginal street and East 109th street; that it is proposed to use this site for the parking and storage of more than five motor vehicles and to use the building on the site for an office and a shelter for the attendant; that it is further proposed to use the upper floor of this building as a dwelling to be rented to the manager of the parking lot; that if the appeal is granted, the building in question will be repaired and renovated so that the same will comply with the building laws; and

WHEREAS, the applicant contends that as of July 25, 1916 the property in question was zoned as an unrestricted use district and was rezoned to its present designation on December 7, 1934; that at present no zoning amendment relating to this property is pending at this time; that the building presently located upon the premises are vacant and the balance is used in connection with the owner's sand and gravel business for the storage of sand and gravel; that however, the premises are often used by unauthorized persons for the parking of motor vehicles, the owners of which pay no fee; that the westerly portion of the site and all of

the property directly to the west of the premises is in an unrestricted zone, and the premises in blocks 1701, 1702, 1703 and 1704 are developed with non-conforming uses for a residence zone; that the present use of the property by the owner, although non-conforming, is nevertheless legal, and the premises directly opposite on the southwest corner of 109th street and East River drive, was the subject of a variance granted by the Board; that parking conditions in the City of New York and the problems of motor vehicle owners in the immediate vicinity are sufficiently serious to warrant the granting of this application; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolution, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h for a term of five (5) years, to permit the premises to be occupied for the parking and storage of motor vehicles, the use extending from the unrestricted district into the residence district, as proposed and as indicated on plans filed with this application marked "Received June 14, 1951," 1 sheet, and "September 18, 1951," 3 sheets, on condition that the premises shall be leveled substantially to the grade of East 109th street; that the plot shall be leveled and surfaced with steam cinders or clean gravel and treated with a binder and properly rolled, and graded to provide surface drainage; that along the lot lines to the north and west where walls of buildings do not occur, there shall be erected a woven wire fence of the chain link type on a masonry foundation not less than 1 ft. in height, to a total height of 5 ft. 6 in.; that a similar fence shall be erected continuously along the front line of the premises at East 109th street and East River drive with no openings therein except one opening for entrance and egress, as indicated on such plans; that proper aisles shall be maintained at all times for easy entrance and egress; that during the term of this variance the premises shall be used for no other use than the parking and storage herein permitted; that no motor vehicles except those of the pleasure car type shall be so parked or stored; that signs shall be restricted to one sign attached to the fence at East 109th street, near the entrance, advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not be illuminated and shall not extend beyond the building line and shall not exceed 25 sq. ft. in area; that any lot illumination shall be by pipe standards approximately 10 ft in height fitted with metallic reflectors so arranged as to reflect downwardly toward the center of the lot and away from the adjoining occupancies; that the existing 2 story brick building and one story extension, as indicated on the plan as located on the westerly portion of the plot, may be continued, provided the fence is located where indicated at a point approximately 133 ft. west of the building line of the service road of East River drive; that during the term of this variance there may be erected and maintained an office solely for the use of the attendant near the entrance, that such office may be of frame construction, and not over 100 sq. ft. in area, and not over one story in height; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that it is the intent of this resolution that the existing two story concrete block building now existing near the corner of East 109th street and the service road of East River drive shall be immediately demolished in compliance with the requirements of the existing Unsafe Building Order and shall not be re stored; that all permits shall be obtained and all work completed within one (1) year under Section 22A of the zoning resolution; that in the event the owner desires to park motor vehicles other than pleasure cars on the portion of the premises in the unrestricted district, then in that event the fence shall be relocated so as to be on the line between the residential use district and the unrestricted district and shall be maintained continuously and this variance shall apply only to the premises within the residential use district.

MINUTES

835-47-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for E. Koep-
pel, Inc., owner.

SUBJECT—Application reopened May 2, 1950—re Applica-
tion (decision of the borough superintendent) under
sections 7i, 7e and 7A of the zoning resolution, to
permit in a residence and business use district, the
parking of cars on roof of existing structure with a
business driveway crossing the residence use por-
tion of plot and to permit an entrance more than
the permitted distance from the intersection.

PREMISES AFFECTED—162-19 Hillside avenue and 87-
47 162nd street, northeast corner (Block 9771, Lots
1, 31 and 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Eziel Koepfel.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (835-47-BZ—Vol. II)

WHEREAS, Burke, Morrison and Green for E. Koepfel,
Inc., owner, filed April 21, 1950, an application under sections
7i, 7e and 7A of the zoning resolution, to permit in resi-
dence and business use districts the parking of cars on the
roof of an existing structure, with a business driveway
crossing the residence use portion of the plot (previously
granted by the Board, for the extension of existing show
room using more than the area permitted, and to include
servicing of cars and motor vehicle repair shop), and to
permit an entrance more than the permitted distance from
an intersection, affecting premises 162-19 Hillside avenue,
and 87-47 162nd street, northeast corner (Block 9771, Lots
1, 31 and 35), Jamaica, Borough of Queens; and

WHEREAS, this application was reopened as Vol. II on
May 2, 1950, subject to regular procedure, to consider ex-
tension of use; and

WHEREAS, a public hearing was held on this application on
July 17, 1951, after due notice by publication in the Bulletin;
laid over from time to time for applicant to file revised plans
and for inspection and decision by the Board; and that laid
over to October 23, 1951, for applicant to correct revised
plans submitted on October 11, 1951; and

WHEREAS, the district maps accompanying the zoning
resolution show that Hillside avenue is in a business use, C
area, class 1 and 1½ height district; 162nd street and the
site are in residence and business use, C and F area and
class 1 and 1½ height districts; and

WHEREAS, the decision of the borough superintendent,
dated February 28, 1951, acting on Alt. Applic. 3127-50,
reads:

1. Proposed parking and storage of cars on roof of
existing structure is contrary to decision of Bd. of
S. and A. under Cal. 835-47-BZ and may be submitted
to Board for their consideration.

4. Ramp entrance for roof parking and storage in
residence portion of plot is contrary to Art. II Sec. 3 of
Zoning Resolution.

5. Entrance for parking beyond 25' from corner of
Business zone adjoining Residence district is contrary
to 7A of Zoning Resolution."

nd
WHEREAS, the applicant states that the premises consist of
plot, 236.35 feet frontage by 94.6 feet in depth (irregular),
n which is located a building 157.53 feet front by 94.6 feet
depth (irregular), one story, 13.5 feet in height, of class
construction, used as an auto showroom, servicing of cars
and motor vehicle repair shop; that it is proposed to con-

tinue the present uses as previously permitted and to permit
the parking of customers' cars on roof; and

WHEREAS, the applicant contends that lots 31 and 35 of the
site are presently improved with a building one story in
height, the forward part of said building being employed as an
automobile showroom, while the rear is employed for the serv-
icing of automobiles in connection with the sales agency;
that lot 1, the adjoining lot under the same ownership, is
employed for parking purposes in conjunction with the
owner's business; that Hillside avenue is a vital automo-
bile thoroughfare along which are numerous automobile
show rooms, and that within the immediate area of the site
are five used car lots; that use, height and area designations
have not been changed since March 31, 1937, and no zoning
amendment relating to this property is pending at the
present time; that as a result of the erection of a great
number of stores in the vicinity southeasterly of the site, the
need for parking space has become acute and it is difficult
for customers to park their automobiles within a reasonable
distance so as to be available for servicing; that the owner
wishes to use the roof of the building on lot 35 for parking
purposes, said parking area not to be used in the usual
manner but to be available only to customers' automobiles;
that parking is a conjunctive use and that no fee will be
charged therefor; that entrance to the parking area is to be
from the easterly side of 162nd street and any automobiles
coming to and fro will not slow down the usual heavy traffic
found on Hillside avenue; and

WHEREAS, the premises were inspected by a committee
and it was found that the proposed roof parking was being
carried on without approval but recommended that the reso-
lution previously adopted be amended to permit roof parking
under certain conditions.

Resolved, that the Board of Standards and Appeals does
hereby amend the resolution adopted on February 17, 1948,
as amended by resolution adopted on July 27, 1948, by adding
thereto:

"that in addition to the uses permitted by the reso-
lutions previously adopted by the Board, there may be
permitted the parking of cars dealt in by the agency
and customers' cars awaiting service or having been
serviced on the roof of the new building, without fee
being charged for such parking substantially as pro-
posed and as indicated on plans filed with this applica-
tion, marked 'Received April 21, 1950' (5 sheets), as
amended by revised plans, marked 'Received October
11, 1951' (5 sheets), on condition that all parapets
around the roof of the new building on lot 35 shall be
extended in height so as to be 5 ft. 6 in. above the
roof beams, as indicated on such revised plans, except
for the entrance to the roof by means of a ramp from
162nd street; that this parapet shall include the parapet
between the old building and the new building along the
easterly wall line, except there may be an opening where
the stair for exit is proposed with steps down to the
lower roof, as indicated; that along the ramp at the
easterly and northerly lines there shall be constructed and
maintained a reinforced concrete parapet not less than
2 feet in height, continuously from the easterly point of
the roof to the building line of 162nd street with a wire
fence of the chain link type erected there on to a total
height 5 ft. 6 inches; that a similar fence shall be
erected along the southerly side of the ramp from the
new building to 162nd street; that the ramp shall
be concreted; that there may be a curb cut under
section 7A as indicated to 162nd street, not over 20
feet in width; that no sign shall be erected on the
roof; that parking shall not include any repairing or
servicing of cars on the roof or any parking of cars
other than those dealt in by the agency; and that in all
other respects the resolution adopted February 17, 1948,
as amended by resolution adopted July 27, 1948, shall be
complied with and all permits required shall be obtained
and all work completed and a superseding certificate of
occupancy obtained within six months from the date of
this amended resolution."

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446-50-BZ

APPLICANT—Herbert H. Widder, for Mary Kulwicz, owner.

SUBJECT—Application reopened September 25, 1951, re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a two family dwelling nearer to the street line than permitted (previously withdrawn without prejudice).

PREMISES AFFECTED—150-05 84th road, northeast corner of 150th street (Block 9750, Lot 29), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Herbert H. Widder, Chester Kulwicz and Mary Kulwicz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (446-50-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use, E1 area district, the erection and maintenance of a two-family dwelling nearer to the street line than is permitted, affecting premises 150-05 84th road, northeast corner of 150th street (Block 9750, Lot 29), Jamaica, Borough of Queens, was withdrawn, without prejudice, on February 6, 1951; and

WHEREAS, at request of the applicant, this application was reopened by vote of the Board on September 25, 1951 and set for hearing on October 23, 1951, at 10 A.M., waiving all requirements except two publications in the Bulletin and notice to those who appeared and objected, by regular mail; and

WHEREAS, a public hearing was held on this application on October 23, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 150th street, 84th road and the site are in a residence use, E1 area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 10, 1951, acting on N.B. Applic. 2380-50, reads:

"1. Provide required 15'-0 setback in an E-1 area district from line of mapped street as per Art. IV, Sect. 15-A(c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 feet frontage by 104.1 feet in depth, presently vacant, that it is proposed to erect a building 21 feet front by 52 feet in depth, two stories, 23 feet in height, of class 3 construction, to be used as a two-family dwelling; and

WHEREAS, the applicant contends that the proposed building will line up with all of the other buildings located on 84th road as well as those on 150th street; that the present existing area restriction will only permit a building 14 feet wide to be erected, which would be prohibitive in the use of said property; that this is the only parcel she owns and does not own any other property adjoining the said location; and

WHEREAS, the applicant states that if permission could be obtained from the Board to set the building back only 10 feet from the line of the mapped street instead of 15 feet as required by the department of housing and buildings, she would then be in a position to construct a building 20 feet wide and leave a 5-foot yard on the side of the premises; that as will be noted from papers on file with the Board, it is proposed to bring the building back 15 feet from the line of 150th street; and

WHEREAS, the records of the Topographical Bureau of the Office of the President of the Borough of Queens indicate that 84th road is mapped to be widened on both sides

for a distance of 5 feet on each side, both east and west of 150th street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted, to permit the side yard along 84th road to be as proposed and shown on revised plans marked "Received June 12, 1950" (5 sheets) as revised by plan marked "Received July 17, 1951" (1 sheet), on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that the side yard to the north shall be not less than 5 feet; that the residence building shall not be further extended in height or area and if any garage building is constructed, such building shall be erected not nearer than 10 feet to the proposed widened line of 84th road; that in the event the portion of the premises is acquired by the city for the widening of 84th road to the extent as now shown on the city plan, namely five feet, for the full length of the lot along 84th road, the value in condemnation shall be as determined by the court; that all permits shall be obtained and all work completed within (1) year under Section 22A of the zoning resolution.

205-51-BZ

APPLICANT—Shangri-La Homes, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the maintenance of existing building (dwelling) without the required set-back.

PREMISES AFFECTED—252-68 Leeds road, east side, 422.12 ft. south of 254th street (Block 8253, Lot 28), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Isidore Miller, John F. Blaha and Leona Vex.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (205-51-BZ)

WHEREAS, Shangri-La Homes, Inc., owner, filed March 26, 1951, an application under section 21 of the zoning resolution, to permit in a residence use, G area district, the maintenance of an existing dwelling building, without the required set back, affecting premises 252-68 Leeds road, east side, 422.12 ft. south of 254th street (Block 8253, Lot 28), Little Neck, Borough of Queens; and

WHEREAS, a public hearing was held on this application on October 23, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 254th street, Leeds road and the site are in a residence use, G area and Class ½ height district; and

WHEREAS, the decision of the borough superintendent dated July 6, 1951, acting on amendment to N.B. Applic. 6536-50, reads:

"1. Setbacks shown for G area district are contrary to Article IV, Sec. 16-B, Subsection b of zoning resolution."

and

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WHEREAS, the applicant states that the premises consist of a plot, 77 ft. 5 in. front, by 85 ft. in depth, irregular, on which is located a building 39 ft. 9 in. front by 32 ft. 2 in. in depth, irregular, 1½ stories, 16 ft. 3 in. in height, of Class 4 construction, used as a one-family dwelling; and

WHEREAS, the applicant contends that the building on the lot in question is located 21 ft. from the street line at the southerly end thereof, 17.71 ft. in the middle and 19.05 ft. at the northerly end; that the said building is in technical violation of said zoning resolution; that it will impose an unnecessary hardship upon the applicant herein to adhere to the strict letter of the zoning resolution; that in addition, a variance will in no way change the character of the neighborhood; that the erection of the building in the manner aforesaid took place solely because of an honest error on the part of the foundation contractor; that when he first measured the distance from the street line at the south end of the proposed building, he measured 21 ft. and then drew a string across the front of the lot to a point 20 ft. from the street line on the northerly line of the lot; that he failed to take into consideration the fact that the street curved inward between the two points and that a small wing of the building would protrude beyond the front of the building to some extent; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the front yard of the dimensions as proposed and indicated on plans filed with this application marked "Received March 26, 1951," 14 sheets, on condition that in all other respects the building and occupancy shall comply with all requirements of the residential district and all other laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

209-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Benjamin C. Nevin, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and storage, motor vehicle repairs and office.

PREMISES AFFECTED—146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (209-51-BZ)

WHEREAS, Lama, Proskauer and Prober, for Benjamin C. Nevin, owner, filed March 28, 1951, an application under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales and storage, motor vehicle repairs and office, affecting

premises 146-89 to 146-97 New York boulevard and 178-01 to 178-09 147th avenue, northeast corner (Block 13354, Lot 12), Cedar Manor, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 17, 1951, after due notice by publication in the Bulletin; laid over to September 25, 1951 and October 3, 1951, for inspection and decision without further argument; and then laid over to October 16, 1951 and October 23, 1951, for further consideration; applicant to furnish plan in relation to the school and playground adjoining, Block 13354; and

WHEREAS, the district maps accompanying the zoning resolution show that 147th avenue is in residence and retail use, D area and Class ½ height districts; New York boulevard and the site are in a retail use, D area and Class ½ and ¾ height district; and

WHEREAS, the decision of the borough superintendent, dated March 26, 1951, acting on N.B. Applic. 1608/51, reads:

"1. The proposed location of gasoline service station, lubritorium, minor repairs, car washing, office and sales, storage and boilerroom on a lot in a retail use district is contrary to Art. 2, Sec. 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 102.42 ft. front by 97.42 ft. in depth, presently vacant; that it is proposed to develop same with a modern gasoline service station consisting of 8 buried 550-gallon gasoline storage tanks and six approved type gasoline pumps; that the accessory building as proposed will have a frontage of 78 ft. and a depth of 30 ft., being one story in height of Class 3 construction; that the building will contain the conjunctive uses to a gasoline station of office and sales, lubrication, minor repairs and car washing; that the building will be highly modern in design and in entire accord with the present community and any future development that may take place; and

WHEREAS, the applicant contends that New York boulevard is a heavily trafficked auto lane leading across Queens and therefore the proposed use is entirely in keeping at this point; that on Lot 32, Block 13378, diagonally across the street is a lumber yard, which is a non-conforming use; that there is a large home development in the area and this community requires the proposed use; that a brick and steel picket fence 4 ft. high will be erected on the northerly and easterly lot lines and the entire open part of the gasoline station will be concrete or tarvia paved; that it is mandatory that the site be developed in the manner proposed, so that the owner may receive a fair return on his investment and further retention of the land made possible as well as the continued payment of taxes made feasible; and

WHEREAS, the City Planning Commission states in a letter dated March 15, 1951, to this applicant and filed in this application, that the subject property is presently zoned as a retail D area district; that the portion of the property within 100 feet of 147th avenue is zoned as a Class ½ height district and the remainder is in a Class ¾ height district; that as of July 25, 1916, the use designation of this property was undetermined; that on June 25, 1937, the property was zoned as a business district and on January 21, 1947, the present retail use designation became effective; that as of July 25, 1916, this property was zoned as a 1-times height district and on March 2, 1942, was changed to its present height designations; that the area designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at present; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under sections 7f and 7i of the zoning resolution;

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of fifteen years, to permit the premises to be occu-

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pied for a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received March 28, 1951" (3 sheets) and "October 18, 1951" (1 sheet), *on condition* that any existing use of the premises shall be removed and the premises shall be leveled substantially to the grade of New York boulevard and 147th avenue and shall be arranged substantially as indicated on such plans; that the accessory building shall be located as shown and of the design indicated and otherwise shall comply with the requirements of the Building Code; that the room for the heating system at grade, as shown, shall be separated from the balance of the building by fireproof construction and enterable only from the exterior; that the wall proposed on the northerly and easterly lot lines shall be for a total height of 5' 6" with masonry posts at building lines; that there shall be no windows or other openings in the side lot lines to the north and east; that pumps shall be of an approved type and erected not nearer than 10 feet to the street building line; that the sidewalks and curbing around the premises shall be repaired or constructed to the satisfaction of the borough president; that entrances shall be as indicated, consisting of two 30 ft. in width to New York boulevard and two of similar width to 147th avenue with no part of any curb cut nearer than 5 feet to a side lot line as extended; that there shall be erected within the building line within the intersection a block of concrete, which may be segmental in shape, not less than 12 inches in height, extending for a distance of five feet along the building line; that the number of gasoline tanks shall not exceed eight 550 gallon tanks; that the balance of the premises shall be paved with concrete or bituminous paving, as proposed; that any equipment within the accessory building for washing or lubrication shall be of the hydraulic type; that there shall be no cellar under the accessory building; that signs shall be restricted to a permanent sign attached to the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line at the intersection of one post standard, advertising only the brand of gasoline on sale, permitting such sign to extend beyond the building line for a distance of not over 4 feet; that such portable fire-fighting appliances shall be installed and maintained as the fire commissioner shall direct; that minor repairing may be permitted under section 7i for a similar term, providing same is done by hand tools only and done within the accessory building; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

220-51-BZ

APPLICANT—William A. Giesen, for Vito Macina, Jr., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline (and oil selling) station, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—Williamsbridge road, west side, 100 ft. north of Neill avenue (Block 4306, Lots 13 and 14), Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Giesen, Vito Macina, Jr. and Frank J. Cafaro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (220-51-BZ)

WHEREAS, William A. Giesen for Vito Macina, Jr., owner,

filed March 30, 1951 an application under sections 7f and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline and oil selling station, and the parking and storage of more than five motor vehicles for a term of twenty-five years, affecting premises Williamsbridge road, west side, 100 feet north of Neill avenue (Block 4306, Lots 13 and 14), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on September 11, 1951, after due notice by publication in the Bulletin; laid over to October 3, 1951, for inspection and decision without further argument; then laid over—date to be set, to determine questions as to adjoining garage, proposed to be used with the proposed gasoline station; and then set for hearing on October 23, 1951; and

WHEREAS, the district maps accompanying the zoning resolution show that Neill avenue, Williamsbridge road and the site are in a business use, C area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated March 20, 1951, acting on N.B. Applic. 46-51, reads:

"1. In a Business Use District, the proposed gasoline and oil selling station and parking lot for more than five (5) motor vehicles, is contrary to Section 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 175 feet frontage by 100 feet in depth, presently vacant; that it is proposed to use the vacant property as a gasoline station and oil selling station; that it is further proposed to install four 550-gallon gasoline tanks and four dispensing pumps, with two curb cuts, each 35 feet in width, and

WHEREAS, the applicant contends that the owner of the property operates the garage under lease; that the gasoline and oil selling station on the front portion of the lot is owned by Vito Macina, Sr., who is also the owner of Lot 10 in Block 4306, which is also under lease to Vito Macina, Jr. and on which property two grease racks are located; that the properties are operated solely by Mr. Macina, Jr., who conducts all business including the operation of a truck oil selling business, garage, motor vehicle repairs by hand tools and gas and oil selling station; that the garage building was approved under N.B. 230-16 and the last certificate of occupancy 3145 was obtained April 18, 1947 after certain alterations had been made to the garage building; that the combined properties owned by father and son on the west side of Williamsbridge road between Neill and Lydig avenues is 55% plus of the entire block frontage and is assessed at \$72,400; that there is to be a widening of Williamsbridge road in front of the Macina properties and that this will cause the loss of the present gas and oil station now on the lot in front of the garage, which portion will be taken by condemnation proceedings by the City of New York and which proceedings are at the present time in progress; that while Mr. Macina, Jr. is not the owner in fee of the adjoining properties to the north, his business relations with his father are so close as to affect his interest in the matter of the ultimate loss of the gas station; that this is one of the few gas stations in close proximity to the Pelham Parkway housing development and, as Williamsbridge road will become an important traffic artery; that the nearest gas station to the south is located on the west side of Williamsbridge road, south of Silver street, approximately 8/10ths of a mile away, and to the north, the nearest gas station is approximately one mile away on the corner of Williamsbridge road and Boston road; that some time in the future it is intended to ask the Board for permission to erect a "type 2FM Mobilgas Station" building; that this building was not included at this time as materials would not be approved under N.P.A. regulations; that the variance sought will take cars off the street and will be in the nature of a public service for the housing development tenants; and

WHEREAS, the applicant states that when the widening of Williamsbridge road is completed and the existing gasoline equipment outside the building, consisting of two 550 gallon tanks and four pumps, are removed, that there will remain

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thin the building two 550 gallon gasoline storage tanks and one pump and that greasing rack has been removed; and WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted to permit certain uses on the adjoining plot under certain conditions; and WHEREAS, a new certificate of occupancy has been issued for the adjacent garage premises, which is to be operated in conjunction with the subject premises, namely #9515, dated October 8, 1951, superseding the previously issued certificates of occupancy; and WHEREAS, the Board deemed that this was an appropriate time in which to exercise discretion to grant a variance under sections 7f and 7h of the zoning resolution. Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application and it hereby is granted under sections 7f and 7h of the zoning resolution, for a term of ten (10) years, to permit the use of the plot known as lots 14 and 13, with a total frontage of 100 ft. and a depth of 100 ft., to be occupied as a gasoline service station consisting only of the two twin pumps and two 550 gallon gasoline storage tanks, as indicated on plans with this application, marked "Received March 30, 1951" (sheet) and revised plan, marked "Received July 18, 1951" (sheet), on condition that there shall be erected on the lot line to the west and the side lot line to the south, concrete curbing not less than one foot in height above grade, on which there shall be erected and maintained a fence of woven wire chainlink type to a total height of not less than 5 ft. 6 in.; that there may be installed two twin pumps and four 550 gallon gasoline storage tanks at the front of the premises, as indicated on such plans, and the portion of the pumps or foundation thereof to be nearer the street building line of Williamsbridge than 10 feet to the street building line of Williamsbridge; that the balance of the premises shall be surfaced with concrete or bituminous paving, leveled and rolled and graded to provide surface drainage; that the sidewalk in front of the premises shall be constructed to the satisfaction of the borough president; that curb cuts shall be restricted to two, not over 30 ft. in width, located substantially where indicated and with no part of a curb cut nearer than 5 ft. to the side lot line to the north or south as prolonged; that the premises may be occupied in conjunction with the garage on the adjoining lot, No. 11; that such portable fire-fighting appliances shall be maintained in such garage, for use in connection with gas selling and parking area as the commissioner may direct; that during the term of the variance, no building or structure shall be erected on the premises, known as lots 13 and 14 and no uses other than herein permitted; that there shall be no signs except illuminated globes of the pumps and one post stand-erected within the building line, advertising only the sale of gasoline on sale and permitting such sign to extend to the building line for a distance of not over 4 feet; that parking and storage herein permitted under section 7h of the zoning resolution shall not be limited to the parking of twenty cars only, provided such parking does not interfere with the gasoline selling operation and provided no cars are parked except of the one-car type; that adequate aisles shall be maintained at all times to permit easy entrance or exit; that there may be advertising the parking use and the rates charged for other information as the Commissioner of Licenses may require, provided such sign does not exceed 25 sq. ft., illuminated and does not extend beyond the new building line and that all permits required shall be obtained and completed within six (6) months from the date of resolution.

BZ

CANT—Carroll Blake, for Mary Molina, owner.
CT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the installation of power saws in existing lumber stor-

age building, to be used as a wood cabinet making shop for a term of twenty years.

PREMISES AFFECTED—2892-2902 Nostrand avenue, west side, 540 ft. north of Avenue P (Block 7690, Lot 73), Borough of Brooklyn.

APPEARANCES—

For Applicant: Mrs. Carroll Blake and Mary Molina.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3

Negative: Commissioner Kleinert 1

THE RESOLUTION (313-51-BZ)

WHEREAS, Carroll Blake for Mary Molina, owner, filed May 2, 1951, an application under section 7e of the zoning resolution, to permit in a residence and business use district the installation of power saws in existing lumber storage building, to be used as a wood cabinet making shop for a term of twenty years, affecting premises 2892 to 2902 Nostrand avenue, west side, 540 feet north of Avenue P (Block 7690, Lot 73), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on September 18, 1951, after due notice by publication in the Bulletin; laid over to October 9, 1951, for inspection and decision without further argument; then laid over to October 16, 1951, for consideration, after applicant filed revised plans; and then laid over to October 23, 1951, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue P, Nostrand avenue and the site are in a residence and business use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 12, 1951, acting on Alt. Applic. 1186-51, reads:

"Installation of power saws in a cabinet making shop together with storage of lumber in a Business and Residence use district, constitutes a lumber mill in violation of Article 2, Sec. 4(31) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 3 1/8 in. frontage by 110 ft. in depth, on which are located three buildings as follows: one story brick office and store facing Nostrand avenue at the northeasterly corner of the lot (N.B. 118-50), one story concrete block lumber storage building along the rear of the lot (N.B. 548-50) and one story concrete block storage building along the southerly side of the lot (N.B. 1151-50); that it is proposed to install wood working machinery in the building located along the southerly side of the lot, which was erected under N.B. 1151-50 and for which certificate of occupancy 129137-51 was issued for lumber storage; and

WHEREAS, the applicant contends that his clients have owned this property for about four years but have heretofore conducted their cabinet shop at another location where permitted by variance granted by the Board; that they had an advantageous offer for the old site and sold it without knowing that the Nostrand avenue property could not be used for a cabinet shop without the approval of the Board; that extending across the property from north to south along the rear dividing line between the business and residential portion of the property there is a lumber storage Class 3 building which has been in existence for some time; that the new building, 60 ft. by 25 ft., one end of which it is proposed to use as a cabinet shop, extends east and west along the south property line, and on the northeast corner of the lot is the office building; that next door on the north is a vacant store formerly occupied by a manufacturer of novelties and that next to this is a manufacturer of metal mouldings; that adjoining on the south is an automobile repair shop subject to variance granted and parking lot and

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beyond this for 240 ft. along Nostrand avenue is vacant land; that across the street is a large automobile washing establishment established prior to amendment; that in such surroundings a small woodworking plant would have little effect upon the general characteristics of the neighborhood; that a mill using small saws and tools for light work as proposed should not be objectionable; that the shop for which a variance is asked expects to make cabinets of wood and not more than two or three men in addition to the proprietor would be employed and the tools proposed for use would be unsuitable for working lumber more than 1 3/4 in. thick and that most of the material to be used would be much lighter; that the size of the circular saws would not be over 10 in. in diameter, the band saw blade about 12 in. wide and the other tools of proportionate sizes; that the motors would not be large enough to operate the tools on heavy material; that there has been no change in zoning since July 25, 1916; and

WHEREAS, while a small portion of the plot is located in a residence use district in the rear no part of this portion of the premises is proposed to be used as it is vacant and not accessible; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7e for a term of ten (10) years, to permit the woodworking machinery and equipment in the proposed cabinet making shop as an accessory to the proposed lumber storage inside buildings on the premises, substantially as proposed and as indicated on plans filed with this application, marked "Received May 2, 1951" (3 sheets) and revised plan showing machinery layout marked "Received October 15, 1951" (2 sheets); that no additional manufacturing shall be carried on in the premises other than as herein permitted in the building on the southerly side of the premises toward the front; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto, including the requirements of the State Labor Law; that if a cyclone is required under the State Labor Law or any applicable law, the matter shall be referred back to the Board for further consideration as to the construction and maintenance of such equipment; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution and a new certificate of occupancy obtained.

APPEALS FROM ADMINISTRATIVE DECISIONS.

465-51-A

APPLICANT—Peggy Cooney, for Bush Terminal Bldg. Co., owner (Industrial Container Corp., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4902-4924 2nd avenue, west side, from 49th to 50th streets, 102-170 49th street and 111-169 50th street (1st floor); (Block 780, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snacken-berg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 7, 1951, 10 A.M. for applicant to submit plan showing sections through the ramp, etc.

628-51-A

APPLICANT—Paul Friedman, for Benson Chevrolet, Inc., owner (General Outdoor Advertising Co., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1553-1583 86th street and 8524 16th avenue, northwest corner and 1558-185th street (mezzanine); (Block 6341, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and J. R. Neidorf.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 20, 1951, 10 A.M. for inspection and decision without further argument.

1029-40-A

APPLICANT—Embury and Lucas, for Metropolitan Junior Club, owner.

SUBJECT—Appeal reopened September 25, 1951, for extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition for a term of ten years).

PREMISES AFFECTED—165-10 Baisley boulevard, south side, 480 ft. east of New York avenue (Block 3300, Lot 2), Jamaica, Borough of Queens (under section 35, General City Law—re bed of mapped street).

APPEARANCES—

For Applicant: Louis Jensen and Alvin S. Rosen-son.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE

Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Guin-ey.

Negative

THE RESOLUTION (1029-40-A)

WHEREAS, this appeal from a decision of the borough superintendent, pursuant to section 35 of the General City Law, for permission to erect a building in the bed of mapped streets (166th street, 167th street, 168th street and 169th street), south of Baisley boulevard, affecting premises 165-10 Baisley boulevard, south side, 480 ft. east of New York avenue (Block 3300, Lot 2), Jamaica, Borough of Queens, was granted by the Board on December 3, 1940, on certain conditions; and

WHEREAS, the applicant requested reopening of the appeal and an extension of the term of variance, which expired by time limitation; and

WHEREAS, this appeal was reopened on September 25, 1951, and set for hearing on October 23, 1951, 10 A.M., with all requirements except a new decision from the borough superintendent, which has been filed, and to permit publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent dated September 19, 1951, acting on N.B. Applic. 6787-40, reads:

"1. Request for renewal under Cal. 1028-40-E denied as same has expired. Secure agreement of B. of St. & A. for continuance of variance."

Resolved, that the Board of Standards and Appeals hereby amend the resolution adopted on December 3, 1940, only so far as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

"... that such permit is granted for a term of (10) years from the date of this amended resolution, that other than as herein amended, the resolution adopted on December 3, 1940, shall be complied with in all respects (N.B. App. 6787-40)."

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0-46-A—Vol. II

APPLICANT—Ralph E. Stork, for Dairymen's League Co-op, Assn., Inc.

SUBJECT—Appeal reopened April 24, 1951—re an order and a decision of the fire commissioner (previously granted on condition—re a decision of the borough superintendent).

PREMISES AFFECTED—620-634 12th avenue, east side, from West 47th to West 48th streets (Block 1095, Lots 11-17, 40-48 and 50-54); (3rd floor), Borough of Manhattan.

APPEARANCES—

For Applicant: Ralph E. Stork and William H. Michaels, Jr.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (550-46-A—Vol. II)

WHEREAS, on July 23, 1946, under Volume I of this appeal the Board modified a decision of the borough superintendent dated June 18, 1946 on Misc. F.P. Applic. 1428-46, Section 1, so as to permit the installation of an ammonia refrigeration system in this building, 620-634 12th avenue, east side, from West 47th to West 48th streets; 625-637 West 47th street and 610-638 West 48th street (3rd floor); Block 1095, Lots 11-17, 40-48 and 50-54, inclusive), Borough of Manhattan; and

WHEREAS, this appeal was reopened by a vote of the Board April 24, 1951 so as to consider a request for permission to extend the refrigerating system in the 3rd floor as indicated in a decision and order of the fire commissioner;

WHEREAS, Order No. 81403-LC, issued by the fire commissioner November 29, 1950 and referred to in a decision of the fire commissioner dated January 26, 1951 (reissued January 16, 1951), reads:

"Before a permit may be issued to you for the operation and maintenance of a refrigeration system, the following must be done:

Discontinue the extension of the ammonia refrigerating system on the third floor for the reason that same is in violation of Sec. C19-98.0.b. of the Administrative Code and was not permitted by the Board of Standards and Appeals Resolution #550-46A."

WHEREAS, the applicant states that the resolution adopted by the Board July 23, 1946, under Vol. I, permitted the installation of ammonia on the 3rd floor for a limited use as a water cooling system; that the question before the Board at that time was the passing of the ammonia lines through the floor from the basement to the 3rd floor; that ammonia lines were installed in accordance with the resolution, in steel jackets which was in turn vented to the atmosphere; that the fire commissioner's order is now issued on the fact that the ammonia lines were extended on the 3rd floor to serve four cooling units located in the two cold rooms on the 3rd floor; and

WHEREAS, the applicant contends that in making the extension to the ammonia lines, no changes were made in the steel casing enclosed lines running from the engine in the basement to the 3rd floor; that the ammonia lines were merely extended in a horizontal plane on the 3rd floor as the sweet water unit; that the installation complies with all the rules and regulations of the fire department in every other respect; that the four cold rooms are identical to those existing in the first floor cold rooms and consist of steel coils containing the ammonia and are adequately protected with safety valves; that the applicant is therefore requested to grant a variance of section 10.0 of the Administrative Code so as to permit the extension of the ammonia system to the

cold rooms on the 3rd floor as indicated on plans filed with this appeal.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 23, 1946, by adding thereto:

"... that the extension of the refrigerating system on the third floor may be permitted as proposed and as indicated on plans filed with this appeal marked 'Received September 28, 1951,' 2 sheets, and 'October 9, 1951,' 1 sheet, on condition that the extension shall be substantially as proposed and as indicated on such additional sheets marked 'Received October 9, 1951,' and maintained to the satisfaction of the fire commissioner; that in all other respects the resolution as adopted by the Board on July 23, 1946, shall be complied with."

277-51-A

APPLICANT—Springfield Electrical Specialties, Inc., lessee, for Ruco Management Co., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—120 Wooster street, east side, 75 ft. south of Prince street (2nd floor); (Block 500, Lots 11 and 13), Borough of Manhattan.

APPEARANCES—

For Applicant: William Michel and Abraham S. Pinkus.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (277-51-A)

WHEREAS, Springfield Electrical Specialties, Inc., lessee, for Ruco Management Company, owner, filed April 18, 1951, an appeal from an order of the fire commissioner affecting premises 120 Wooster street, east side, 75 ft. southeast of Prince street (2nd floor) (Block 500, Lots 11 and 13), Borough of Manhattan; and

WHEREAS, Order 83179-LC, issued by the fire commissioner March 22, 1951, reads:

"Before a permit may be issued for the storage and use of hydrogen, the following must be done:

1. Submit evidence that hydrogen gas furnaces on the above premises are approved by the Board of Standards and Appeals. C19.11.0

OR

Discontinue use of same."

and

WHEREAS, the applicant states the building is six stories, 72 ft. in height, 100 ft. by 90 ft. in area, of Class 3 construction, erected 1900, located in an unrestricted use district and used and occupied—basement, storage, no persons; 1st floor, manufacturing envelopes, 11 persons; 2nd floor, manufacturing electrical specialties, 75 persons; 3rd floor, factory, 8 persons; 4th floor, studios, 6 persons; 5th floor, Mine Metal Company and Chicky Garment Company, 65 persons; 6th floor, dress and coat manufacturing, 43 persons; no change in use or occupancy is now proposed; that the building is equipped with an approved standpipe system and approved two-source sprinkler system, interior fire alarm system has been installed and fire drills are maintained; there are two interior 44 in. wood stairs fireproof enclosed, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street and four fire escapes, two of which extend to roof by stairs, one of which extends to street by stairs and one by ladder; that window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, the applicant states that it manufactures electrical contacts which are an important part of government contracts and are generally for the automotive industry;

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that the furnaces used are designed specifically to handle the articles manufactured by the lessee; that the installation has been in operation for a number of years and conforms to established practice in the industry; and

WHEREAS, the applicant states that each of the appliances in question is an electric furnace of the resistance wire wound, refractory muffle type; that the heating element consists of a 2 in. x 2 in. by 24 in. alundum muffle, wound with .040 diameter molybdenum wire; that the winding is covered with a $\frac{3}{8}$ in. layer of alundum cement, and surrounded by magnesite powder and supported by fire and insulating brick, enclosed in $\frac{1}{4}$ in. thick boiler plate welded to form the case; that the case measures approximately 16 in. by 21 in. by 24 in.; that the ends of the case have an opening approximately $2\frac{1}{2}$ in. by 9 in.; that one opening has a gravity closed flap door, the other end has a water jacketed cooling chamber attached; that each cooling chamber measures about 5 in. high, 11 in. wide and 38 in. long, with two $\frac{1}{2}$ in. water line connections; that a hinged door at one end allows access to the chamber; that the cooler is constructed of $\frac{1}{4}$ in. thick welded boilerplate, bolted to the furnace case and supported by a suitable flanged pipe from the floor; that the cooler and heating zone of each furnace is flushed with a reducing atmosphere from a hydrogen cylinder through a regulator; the pressure of the hydrogen supply to the furnace being regulated to constantly purge the furnace at slightly above atmospheric pressure, the free hydrogen being burned off at the door of the furnace; that each furnace is supported on $\frac{1}{4}$ in. by 2 in. by 2 in. angle iron frame on which is mounted the auto transformer for regulating the electric current; that the furnaces are used for brazing small electrical contactor parts together with a low temperature alloy; that the average load in the heat zone is approximately $3\frac{1}{2}$ lbs.; and

WHEREAS, partial floor plans filed with this appeal indicate that the building is not in compliance with Section 271 of the labor law as to exits; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the fire commissioner acting on Order 83179-LC, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the three unapproved hydrogen gas furnaces on the premises *on condition* that in all other respects the premises and the building shall comply with all laws, rules and regulations applicable thereto, and that any storage of hydrogen or other gas shall be subject to a permit issued by the fire commissioner; that each furnace shall be purged before using; that windows at rear and front shall remain partly open so as to provide natural ventilation to the satisfaction of the Fire Commissioner; that this resolution in no way affects the existing violation as to the means of exit, posting of floor loads and openings in the party wall as listed in a letter received from the borough superintendent dated October 22, 1951.

366-51-A

APPLICANT—Burke, Morrison and Green, for E. Koepfel Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—162-19 Hillside avenue and 87-47 162nd street, northeast corner (Block 9771, Lots 1, 31 and 35), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Eziel Koepfel.
For Administration: Samuel L. Becker, Dept of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (366-51-A)

WHEREAS, Burke, Morrison and Green, for E. Koepfel Inc., owner, filed May 3, 1951, an appeal from a decision of the borough superintendent, affecting premises 162-19 Hillside avenue, northeast corner of 162nd street (Block 9771, Lots 1, 31, and 35), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated May 3, 1951, acting on Alt. Applic. 3127/49, reads:

"2. Parking and storage of automobiles above 1 story of a nonfireproof structure is contrary to 4.2.1 B.C."

2. Two required legal exits from roof are necessary per 6.1.2.2.3 B.C."

and

WHEREAS, the applicant states that the building is one story 13 ft. 6 in. in height, 157.53 ft. by 94.6 irregular area, Class 3 construction, on a lot 236.35 ft. front by 94.6 irregular in area, located in a business use, C area, Class 1 height district and a residence use, F area, Class 1 height district; erected in 1949 and used since as follows: Cellar boilerroom; 1st floor, auto showroom, motor repair shop servicing cars and parking on roof, without approval thereof; that the building is equipped with an approved two source sprinkler system, interior fire alarm system and regular monthly fire drills are maintained; that there is one interior 42 in. wide steel and concrete stairs leading to roof bulkhead, unenclosed; and

WHEREAS, Violation 4353 was issued November 29, 1949, for parking of motor vehicles on the roof without approval and in that the entrance to the roof parking exceeds 25 ft. from the intersection; and

WHEREAS, Certificate of Occupancy #Q57718 issued August 26, 1949, upon completion of work under Alt. Applic. 1920/47, permits the present use of the cellar and first floor in accordance with the resolution adopted by the Board under Cal. 835-47-BZ; and

WHEREAS, the applicant contends as to Objection 2, that the present structure is actually in two separate parts inasmuch as there is a distinct difference in the level of the roofs; that the lower level roof on which parking is being conducted is on the fireproof part of the structure, at the end of which there exists a parapet which levels out to the roof of the non-fireproof structure; that it would be possible under the present setup for any motor vehicles to park on the non-fireproof roof; that the entire building is equipped with a sprinkler system; that it is therefore requested that permission be granted, permitting the parking and storage of motor vehicles on the roof, as the entire parking and storage area will be on the fireproof section of the structure; and contends as to Objection 3, that the present ramp is much wider than the required legal width for regular exits; that in addition to this exit there is a standard stairway leading to the interior of the building; that this substandard stairway is located in the non-fireproof section of the building which can be reached from the fireproof section of the roof; and

WHEREAS, the premises were inspected by a Committee of the Board in conjunction with 835-47-BZ—Vol. II.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 3127-49, Objections 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits from the roof shall be maintained as indicated on plans filed in Cal. No. 835-47-BZ—Vol. II including the ramp which shall be maintained at all times during business hours; and that the proposed gate at the bottom of the ramp shall remain open at all times during working hours, but closed and padlocked at other times; that in all other respects, the requirements of resolution adopted under calendar number 835-47-BZ Volumes I and II shall be complied with and the sprinkler system throughout the building shall be maintained to the satisfaction of the Fire Commissioner.

Adjourned: 1:25 P.M.

Joseph J. Doyle, Chief Clerk

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REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 23, 1951, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIAL AND APPLIANCE SUBMITTED FOR APPROVAL.

678-49-SA

APPLICANT—Eddy Valve Co. (Div. of James B. Clow & Sons), owner.

SUBJECT—Clow Gas-Fired Unit Heaters, Model Nos. 85, 100, 135, 170, 170G and 210, approval of.

APPEARANCES—

For Applicant: Robert Stuhlfauth.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee 3
Negative: Commissioner Kleinert 1

THE RESOLUTION (678-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

September 13, 1951

: Cal. 678-49-SA.

Subject: Clow Gas-Fired Unit Heaters—Model Nos. 85, 100, 135, 170, 210 and 170G, approval of.

Eddy Valve Company Division James B. Clow and Sons, Chicago, Illinois, filed September 28, 1949, an application for approval of the appliances known as the Clow Gas-Fired Unit Heaters, Model Nos. 85, 100, 135, 170, 210 and 170G, under the provisions of C26-178.0 and Article 12, Administrative Building Code.

Purpose

These are gas fired units to be used in heating commercial and industrial establishments, and also for use in garages.

Description

These units are flue-connected gas unit heaters intended for space heating. The model numbers referred to above refer to B.T.U. input per hour.

The combustion chamber and heating sections are made of cast iron cast all in one piece, without joints.

The cast iron construction of the heat exchanger is extended to the main gas burners. The gas burners are cast with raised ports Bunsen type, with the air mixers inside the combustion chamber so that back-firing of the burners is prevented.

The units are equipped with an automatic cut-off valve. The valve cuts off gas supply to main burners and pilot if pilot should go out.

The electric gas valve, with which the unit is equipped, controls the gas supply to the main burners and is operated by thermostat and controlled by the limit switch.

The limit switch shuts off main gas supply in case heater overheats for any reason.

Inspection and Test

Model #100 was inspected and tested at 63 Fourth Avenue, Brooklyn. Present at the inspection were Chief Engineer L. V. Huber, Committee on Test and R. G. Stuhlfauth and J. Post, representing the applicant. The unit functioned as designed and the safety features operated as required. These units have been approved by the AGA under numbers 4-456-2.101; 4-456-3.001; 4-456-4.001 and 4-456-

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends

the approval of the Clow Gas-Fired Unit Heaters, Model Nos. 85, 100, 135, 170, 210 and 170G, as manufactured by the Eddy Valve Company Division James B. Clow and Sons for use in domestic and commercial installations when constructed in accordance with the report and installed in accordance with the requirements of Article 12 Administrative Building Code; and further that each heater bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 678-49-SA." The Committee further recommends the use of the above described heaters, in garages and places where there is at least 8'-0" between the bottom of heater and floor level and that a screen of 40-40 mesh be installed in the combustion air opening in the bottom door.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report, on condition that gas supply and air vents shall be properly adjusted for the type of illuminating gas used.

203-48-SM

APPLICANT—Pennsylvania Range Boiler Co., owner.

SUBJECT—Application for consideration—reopening for report as to change of size of tank—re Pennsylvania Range Boiler Co.'s 275 Gallon Fuel Oil Storage Tank (previously approved on condition).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to change of size of tank from 26" x 42" x 66" to 26" x 44" x 60", and test, if necessary.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

240-51-A

APPLICANT—Fred Johnson, for James Gerkis, owner.

SUBJECT—Appeal from a decision of the borough superintendent (under section 35 of the General City Law) re bed of mapped street—proposed widening of 45th Avenue).

PREMISES AFFECTED—101-28 45th Avenue, south side, 100 ft. west of 102nd Street (Block 1630, Lots 13 and 14), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Fred Johnson.

For Administration: Samuel L. Becker, Dept of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (240-51-A)

WHEREAS, Fred Johnson for James Gerkis, owner, filed April 5, 1951, an application pursuant to section 35 of the General City Law to permit the erection of a building projecting into the bed of the proposed widening of 45th Ave-

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nue, affecting premises 101-28 45th avenue, south side, 100 ft. west of 102nd street (Block 1630, Lots 13 and 14), Corona, Borough of Queens; and

WHEREAS, the decision of the Borough Superintendent, dated March 12, 1951, as to N.B. App. 8241-50 reads:

"1. Proposed building is in bed of mapped street, secure approval of B. of St. & A. as per sect. 35 of General City Law."

and

WHEREAS, the applicant states that the proposed building will be one story 16 ft. 9 in. in height, 50 ft. by 60 ft. irregular in area in an unrestricted use, C area, Class 1 height district and proposed to be used as a garage for more than five motor vehicles with an occupancy of two persons, Class 3 construction on a lot 50 ft. by 100 ft. in area; and

WHEREAS, the applicant contends that the owner has a parcel of 125 ft. frontage, 75 ft. of which is now used by the owner for the manufacture and sale of ice cream; that the proposed building on the portion of the lot 50 ft. by 100 ft. in area will be used for the expansion of the business to house delivery cars; that the widening of 45th avenue was placed on the City Map in 1910; that the building will conform to the zoning laws and the Building Code in all respects; that the applicant therefore requests that the Board grant relief so that he may have the use of the property to carry on his business; and

WHEREAS, the Board is in receipt of a communication dated October 4, 1951, from the President, Borough of Queens, advising that 45th avenue is indicated at a width of 45 feet upon Section 25 of the final map of the Borough of Queens, which shows an indicated widening of about 20 ft. on the southerly side of the street and that no proceeding is pending nor has any proceeding been instituted to acquire title to the proposed widening.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 8241-50, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the building to be erected partially in the bed of the mapped street, substantially as proposed and as indicated on plans filed with this appeal, marked "Received April 5, 1951" (2 sheets), *on condition* that in the event any portion of the property as indicated to be occupied is acquired by the city for the proposed widening, no claim shall be made for that portion of the building within the area so acquired and that the value of the land so taken in condemnation shall be as determined by the court; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

340-51-A

APPLICANT—Samuel Roth, for Lewis Block Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—618 Lexington avenue, west side, 20 ft. 10 $\frac{3}{4}$ in. north of East 53rd street (5th floor); (Block 1308, Lot 14 $\frac{1}{2}$), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Roth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (340-51-A)

WHEREAS, Samuel Roth, for Lewis Block Corp., owner, filed May 10, 1951, an appeal from a decision of the borough superintendent, affecting premises 618 Lexington avenue, west side, 20 ft. 10 $\frac{3}{4}$ in. north of East 53rd street (5th floor); (Block 1308, Lot 14 $\frac{1}{2}$), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated May 9, 1951, acting on Alt. Applic. 1452/50, reads:

"1. Fifth floor to be reoccupied as per original approval inasmuch as 5 story commercial building exceeds the tabular height limits as per Sec. 4.2.1. B.C."

and

WHEREAS, the applicant states that the building is 5 stories, 50 ft. in height, 20 ft. 10 $\frac{3}{4}$ in. by 68 ft. in area at 1st floor, 20 ft. 10 $\frac{3}{4}$ in. by 52 ft. in area at typical floor, Class 3 construction, erected prior to 1875; located in a business use, B area, Class 1 $\frac{1}{2}$ height district, used and occupied since November, 1949: Cellar, storage and boiler; 1st floor, store, 50 persons; 2nd floor, tailor (no manufacturing), 5 persons; 3rd and 4th floors, offices, 5 persons each; 5th floor, vacant; that it is proposed to be used and occupied without change except that the fifth floor will be used as an office and occupied by five persons; that the building is equipped with a one-source sprinkler system in stairhall only; that there is one interior steel and wood stairs, 4 ft. wide from 1st to 2nd floors and 3 ft. wide on upper floors leading to roof; that stairhall also leads direct to street; that stairhall partitions are plastered, fire-retarded; partitions on 1st and 2nd floors only, equipped with fire proof doors at the 2nd floor and with wood doors at the 3rd floor and 5th floor; and

WHEREAS, the applicant states that the stairhall enclosure on 1st and 2nd floors is fire-retarded with cement on metal lath and there is no entrance from stairhall to 1st floor and that 2nd and 3rd floor entrances are provided with self-closing fireproof doors and that the stairs from 1st to 2nd floor and from 5th floor to roof are of steel; that stairhalls are provided with approved type sprinkler system from 1st to 5th floors, inclusive; that the roofs of adjoining buildings on both sides are at level with roof of this building and each is provided with a bulkhead and stairs leading directly to street; and

WHEREAS, the records of the department of housing and buildings under Alt. Applic. 1452-50 indicates the following:

Alt. App. 1452-50 filed July 19, 1950 described the building as a converted dwelling, Class B, store and tailor (manufacturing) located in a retail use, B area district, used as follows: Cellar, storage and boiler room; 1st floor, restaurant; 2nd floor, restaurant; 3rd floor, office; 4th floor, unoccupied; 5th floor, unoccupied, and proposed to be used and occupied as follows: Cellar, storage and boiler room; 1st floor, store, sale of foodstuffs, 50 persons; 2nd floor, custom tailor, 3 persons; 3rd floor, Class B dwelling, 4 rooms; 4th floor, Class B dwelling, 4 rooms; 5th floor, Class B dwelling, 4 rooms; that this application stated that it was proposed to erect new plastered partitions on rear first floor forming toilet rooms and employees' dressing room, and provide kitchenettes for chambers at front and rear on 3rd, 4th and 5th floors—to remove violation No. 4022-50; application approved 8/11/50.

8/29/50: Approval of Alt. App. 1452-50 revoked by following letter:

"August 29,

Mr. Samuel Roth
489 East 175th Street
Bronx 57, N. Y.

Re: Premises 618 LEXINGTON AVENUE
Block 1308, Lot 14 $\frac{1}{2}$
Alteration Appl. No. 1452-50

Dear Sir:

This is to inform you that the approval of the above noted alteration application, having been issued in error, is now revoked because, after the completion of Alteration Application No. 564-47, under which an extension was granted covering the entire lot at the 1st story and by which the building was changed from a multiple dwelling to a commercial building, Certificate of Occupancy No. 36410 was issued by this department on November 18, 1949, and occupancy classification indicated on this certificate is commercial.

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This building is located in a 'business' district, and not in a 'retail B' district as indicated by you in Alteration Application No. 1452-50. Under this application you now propose to change this building from a commercial building to a Class B converted multiple dwelling with business on the 1st and 2nd stories and four furnished rooms on each of the 3rd, 4th and 5th stories. Therefore, under the provisions of the Zoning Resolution, only 75% of the lot may be occupied at the curb level.

Very truly yours,

Jacob Drapkin
Acting Superintendent
Borough of Manhattan

LEM:FW

CC. to Mr. Lewis Block, President,
Lewis Block Corporation
616 Lexington Avenue
New York 22, N. Y.

9/7/50: New specification sheet filed with Alt. App. 1452-50 described the building as "commercial," located in a business use, B area district; existing legal use: cellar, boiler room and storage; 1st floor, restaurant; 2nd floor, restaurant; 3rd floor, unoccupied; 4th floor, unoccupied; 5th floor, unoccupied; proposed use and occupancy: cellar, no change; 1st floor, retail store, 50 persons; 2nd floor, custom tailor (no manufacturing), 5 persons; 3rd floor, Class B dwelling, 4 rooms; 5th floor, unoccupied, 4 rooms; approved 10/23/50 and contains the note "see new specification sheet filed 11/12/50"; that this new specification sheet filed 9/7/50 was accompanied by an amendment sheet reading:

"It is respectfully requested, that this application be reinstated, in view of the fact, that it is now proposed to convert only the 3rd and 4th floors into Class 'B' apartments and maintain the 5th floor rooms unoccupied as per existing C.O. and new superseding specification sheet herewith submitted, showing alteration as now proposed, and the first and second floors to be altered as indicated on plans and new specification. Further, it is to be considered, that the area of the business portion of the premises exceeds in the area of the portion of the third and fourth floors proposed to be used and occupied for Class 'B' apartments as shown on plans & as per owner's affidavit herewith attached. Plumbing fixtures on 5th floor to be removed. All partitions on 5th floor except stair-hall enclosure to be removed."

Application for permit dated 10/16/50 approved 11/8/50.

November 13, 1950: New specification sheet filed showing existing legal use: cellar, boiler and storage; 1st floor, restaurant; 2nd floor, restaurant; 3rd floor, unoccupied; 4th floor, unoccupied; 5th floor, unoccupied; proposed occupancy: cellar, no change; 1st floor, retail store, 50 persons; 2nd floor, custom tailor (no manufacturing), 5 persons; 3rd floor, Class A dwelling, 4 rooms, 2 apartments; 4th floor, Class A dwelling, 4 rooms, 2 apartments; 5th floor, unoccupied, 4 rooms; that no action was taken on this specification sheet except to stamp thereon: "see new specification sheet filed Dec. 26, 1950."

December 26, 1950—specification sheet filed showing proposed use and occupancy as follows: cellar, storage and boiler; 1st floor, retail store, 50 persons; 2nd floor, tailor (no manufacturing), 5 persons; 3rd floor, offices, 5 persons; 4th floor, offices, 5 persons; 5th floor, unoccupied.

January 24, 1951—amendment filed:

"New superseding specification sheets herewith submitted, indicating premises to remain as a commercial occupancy and no living rooms on upper floors.

C-1. Floor construction now shown to be adequate for 50# L.L. on upper floors, as per

C-2. Existing toilets now shown to be provided with existing 12" x 12" vent ducts extending to roof."

Approved 2/15/51; and

WHEREAS, the premises was inspected by a committee of

the Board, which recommends that the appeal should not be granted.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1452/50, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

443-51-A

APPLICANT—Lama, Proskauer and Prober, for Harry Bernstein, owner (Rentar Packing Co., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1539-1559 Troy avenue and 4402-4508 Glenwood road, southeast corner (Block 7728, Lots 36 and 51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (443-51-A)

WHEREAS, Lama, Proskauer and Prober, for Harry Bernstein, owner; Rentar Packing Co., lessee, filed June 20, 1951, an appeal from a decision of the borough superintendent, affecting premises 1539-1559 Troy avenue and 4402-4508 Glenwood road, southeast corner (Block 7728, Lots 36 and 51), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated June 7, 1951, as to Alt. Applic. 484-51, reads:

"1. Proposed change in use to 'Packing, crating and storage of Aeroplane assemblies, tank parts and assemblies, truck parts and assemblies, refrigerators, washing machines and military equipment' for a Class 5 metal structure exceeding 30 ft. height and 15,000 sq. ft. area violates Sec. 4.2.1 Bldg. Code."

and

WHEREAS, the applicant states that the building is 1 story, 41 ft. 9 in. in height, 135 ft. 1½ in. by 260 ft. irregular in area, of Class 5 construction, erected in 1923, located on a lot 185 ft. 6½ in. by 389 ft. 2¾ in. irregular in area, in an unrestricted use, A area, Class 1 height district, used and occupied since 1947 for the packing, crating and storage of airplane assemblies, tank parts and assemblies, truck parts and assemblies, refrigerators, washing machines and military equipment, 60 persons; and

WHEREAS, Certificate of Occupancy 23400 issued December 22, 1923, permits the use of 1539 Troy avenue as a cut stone yard; and Certificate of Occupancy 60703 issued March 10, 1930, permits the altered building at 1539-1559 Troy avenue to be used as a cut stone plant; and

WHEREAS, Violation #2771-47 was issued by the borough superintendent June 26, 1947, for occupying the building for packing and storage of clothing, shoes, foods and other articles without a certificate of occupancy; and

WHEREAS, the occupant was convicted and fined in Municipal Term, Magistrates Court, November 22, 1950, for using the building without a certificate of occupancy; and

WHEREAS, the applicant states that the premises are developed with a masonry building on the southerly part of the plot, having a frontage of 50 ft. 5 in. on Troy avenue and erected under N.B. App. 7336-23 and which is subject to Certificate of Occupancy 23401 issued for an office and two car garage; that no change is contemplated to this building; that there is also a frame storage building on the southerly part of the plot which it is proposed to remove; that this appeal relates to the Class 5 construction building having a frontage of 135 ft. 1½ in. on Troy avenue and 260 ft. on Glenwood Road; and

WHEREAS, the applicant contends that the exterior walls of the building in question are covered with corrugated metal; that the portion of the building fronting 200 ft. on Glenwood

MINUTES

road was erected under N.B. 7335-1923; that the portion of the building having a frontage of 60 ft. on Glenwood road was erected as an extension under Alt. App. 3022-1930; that these metal buildings have an area of 25,324 sq. ft. and although over the legal limits as prescribed by Section 72, subdivision 1 of the Building Code in force in 1923 and 1930 were nevertheless accepted by the Superintendent of Buildings by special permission; that it is proposed to maintain these metal buildings at their present area and to use them for the packing, crating and storage of airplane assemblies, tank parts and assemblies, truck parts and assemblies, refrigerators, washing machines and military equipment, all of a non-hazardous nature; that the proposed uses are legal within an unrestricted district and are no more hazardous in a metal building than the previous legal use of stone cutting plant; that the building in question is completely isolated by streets, yards and by the Long Island Railroad from all other buildings or adjoining lots; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that in view of these facts, it is requested that this application be granted; and

WHEREAS, it appears that the building was erected in 1923 and was properly approved within the powers of the Building Department; that the proposed change of use does not appear to justify discontinuance of the building because of present provisions as to area of a Class V building hereafter erected.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 484-51, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted, to permit the continuance of the use of the metal building, substantially as proposed and as indicated on plans filed with this appeal, marked "Received June 20, 1951" (2 sheets), on condition that the building shall not be increased in height or area; that any frame or other extension erected since the building was originally approved in 1923 shall be removed; that any necessary repairing or painting to the metal work shall be done; that in all other respects, the building and occupancy shall comply with all laws and rules applicable and such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct.

562-51-A

APPLICANT—Joseph Lau, for New York Law School, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—242-244 William street, northeast corner of Duane street and 14 New Chambers street (5th and 6th floor and 6th floor mezzanine); (Block 119, Lot 12), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau, Howard O. Olech, Ralph O. Mulligan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (562-51-A)

WHEREAS, Joseph Lau, for New York Law School, owner, filed August 14, 1951, an appeal from a decision of the borough superintendent affecting premises 242-244 William street, northeast corner of Duane street and 14 New Chambers street (5th, 6th floor and 6th floor mezzanine); (Block 119, Lot 12), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated July 26, 1951, acting on amendment to Alt. 2352-50, reads:

"1. Proposal to extend school use to 5th, 6th floor and 6th floor mezzanine would require bldg. to be of fireproof construction as per Sec. 4.2.1 B.C."
and

WHEREAS, the applicant states the building is 6 stories, 89 ft. 7 in. height; 59 ft. 3 in. by 109 ft. 6½ in. in area, of Class 3 construction, erected about 1890, located in an unrestricted use B area, Class 1½ height district, and used and occupied since 1950 as follows: cellar, storage, recreation room, locker and boiler room, 50 persons; 1st floor, classroom, offices, reading room and lounge, 100 persons; 2nd floor, classrooms and offices, 150 persons; 3rd floor, library, offices and study room, 150 persons; 4th floor, classrooms and offices, 150 persons; 5th floor, 6th floor and 6th mezzanine, vacant, for which Certificate of Occupancy No. 37843 was issued November 14, 1950, upon completion of work under Alt. Applic. 1709-47; that the building is provided with an approved standpipe system, fed by a 2500 gallon tank on the roof; that there is an approved interior fire alarm system and regular monthly fire drills are maintained; that there is one 5 ft 2 in. wide interior fireproof stair, equipped with fireproof self-closing doors, extending direct to street and provided with a ladder and scuttle to roof, and one exterior stair at the rear extended to roof by ladder and to street by stairs; that window and door openings on the course of the exterior stairs are fireproof self-closing; that the egress from the lower termination of this exterior rear stairs is by stairs leading to the foyer on the 1st floor and thence to the street; that in addition there is one sub-standard fire escape on the Duane street side extending to street by counter-balanced ladder and extending by stairs to balcony at sixth floor level; that in addition there is a substandard fire escape on the Duane street front toward the rear from the 4th floor to 2nd floor with egress from its lower termination at 2nd floor balcony to street by sliding drop ladder; that upon completion of the alteration herein proposed the building will continue in use and occupancy up to the 4th floor as permitted by certificate of occupancy 37843 and the 5th floor will be used and occupied for libraries and study rooms, 150 persons; the 6th floor for libraries and study rooms, 150 persons, and the sixth floor mezzanine for library and study, 65 persons; and

WHEREAS, the applicant states that the first record in the Department is a 1903 alteration; that the Children's Aid Society owned and operated this building since 1903 as a newsboys home; that in 1947 the building was altered and a certificate of occupancy issued for the present use; that Alt. 2352-1950 was to extend this use as now proposed; and

WHEREAS, the applicant contends that all ceilings are metal covered; that there are two means of egress, the primary egress is a fireproof slate and steel stairway 5 ft. 2 in. wide leading from street to roof enclosed in 12 in. brick walls on the upper floors and 16 in. brick on the lower floors; that all public hall doors are fireproof self-closing; that the building is equipped with a standpipe and interior fire alarm system approved by the fire department; that the secondary egress is by means of an exterior iron stairway from 6th floor to street; that this stair is 3 ft. 10 in. wide and has 9 in. wide treads and 7⅞ in. high risers; that the entire stairway is enclosed in iron slate screen 6 ft. high; that in addition there is a fire escape on the Duane street side from 6th floor to street and a fire escape from 4th floor to street at the rear on the Duane street side; that exit signs and lights have been provided, fire drills are maintained and smoking is prohibited; and

WHEREAS, the applicant requests the Board to permit the 5th, 6th and 6th floor mezzanine to be used as herein proposed as the proposed use is of a non-hazardous type, and as the building faces on three streets which makes excellent access for fire department apparatus; that in addition it will alleviate the crowded conditions in the school building; and

WHEREAS, the applicant states that the present exterior iron stairway was installed under Alt. Applic. 188-1925 in connection with the alteration of the building for use by the Brace Memorial Newsboys' Home which occupied the building at that time; that these alterations were turned in completed and a certificate of occupancy issued as a result; and

WHEREAS, the applicant has filed copy of certificate of occupancy No. 12134 issued February 1, 1927, upon com-

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pletion of work under Alt. Applic. 188-25, permitting the following use and occupancy of the building: cellar, boiler room; 1st floor, cafeteria and offices, 100 persons; 2nd floor, club rooms, 150 persons; 3rd floor, assembly hall, 300 persons; 4th floor, dormitories, 100 persons; 5th floor, dormitories, 100 persons; 6th floor gymnasium, 50 persons; 7th floor, exercise room, 75 persons; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that in view of the conditions that the appeal to use the upper two floors should not be granted; and

WHEREAS, the Board questions the approval of the use of this building up to the 4th floor, in view of the lawful provisions of Section 4.2.1 of the Building Code (incorrectly published in the Architect's Year Book).

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 2352-50, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

565-51-A

APPLICANT—Burke, Morrison and Green, for Salvatore Franzese, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-08 Mexico street, southwest corner of Murdock avenue and northeast corner of 114th road (Block 10396, Lots 2 and 27); 189-11, 189-17 and 189-21 114th road, north side, 77.86 ft. east of Murdock avenue, and 65 ft. west of Mexico street and 105 ft. west of Mexico street (Block 10396, Lots 5, 7 and 10), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Salvatore Franzese.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (565-51-A)

WHEREAS, Burke, Morrison and Green, for Salvatore Franzese, owner, filed August 21, 1951, an appeal from decision of the borough superintendent, affecting premises 189-11 to 189-21 114th road, north side, between Mexico street and a point 77.86 ft. east of Murdock avenue; 114-08 and 114-14 Mexico street, west side, between 114th road and Murdock avenue (Block 10396, Lots 2, 5, 7, 10 and 27), St. Albans, Borough of Queens; and

WHEREAS, the decisions of the borough superintendent, dated July 26, 1951 as to N.B. Applic. 3453 to 3457 of 1951, inclusive, read:

"1. Frame construction within the fire limits is contrary to Sect. 4.1.2 of Bldg. Code.

2. 2" thick floor beams within the fire limits are contrary to Sect. 7.1.4(7) of Bldg. Code."

and

WHEREAS, the applicant states that the premises consist of five separate lots, located in a retail use, D area, class 1 height district, and that it is proposed to erect on each lot a 1½ story frame, one family dwelling, 17 ft. 6 in. in height; that on two of the lots attached garages will be constructed with their exterior walls of hollow cinder concrete blocks; and on three of the lots open parking spaces will be provided as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that the dwellings will consist of poured concrete foundations, one story frame walls covered on the exterior with approved material and 4 in. of brick veneer from top of foundation to the plate line on attic floor level; that the roofs will be surfaced with approved type asphalt shingles and with asbestos siding; that on lot 2 and

lot 27 attached garages will be erected and on lots 5, 7 and 10 there will be parking spaces provided to conform with the zoning law; that if garages are constructed in the future on these lots, they will be of class 3 construction and will comply with the zoning law in all respects; that the buildings will be so located on the lots as to provide ample rear yard space and the buildings will cover not more than 31% of the lots; it is therefore requested that the Board grant a variance to permit the proposed construction of frame dwellings within the fire limits and grant permission to use 2 inch thick floor beams; and

WHEREAS, the use designation of these premises was changed from business to retail use on January 21, 1947.

Resolved, that the decision of the borough superintendent, acting on N.B. Application 3453 and 3457/51, inclusive, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the erection of the proposed frame buildings within the retail use district, substantially as proposed and as indicated on plans filed with this appeal, marked "Received August 21, 1951" (4 sheets), on condition that in all other respects the buildings shall comply with the requirements of the zoning resolution and all other rules, laws and regulations applicable to the use and construction of a single-family dwelling when erected outside the fire limits; that above the brick facing on all dwellings, all walls at gable ends and dormer sidings shall be of asbestos sheathing; that on lots 27 and 2, the garages shall be constructed without openings facing the interior lot lines.

589-51-A

APPLICANT—Rosario Candela and Paul Resnick, for Emily S. Goyer and Charles J. Stewart, Jr., owners (Ninth Federal Savings and Loan Assoc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—805-807 1st avenue and 343 East 45th street, northwest corner (exterior facades); (Block 1338, Lots 22½, 23 and 24), Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Resnick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (589-51-A)

WHEREAS, Rosario Candela and Paul Resnick, for Emily S. Goyer and Charles J. Stewart, Jr., owners (Ninth Federal Savings and Loan Assoc., lessee), filed August 17, 1951, an application for approval of the establishment of signs, pursuant to the power vested in the Board under Paragraph 6 of resolution adopted by the Board of Estimate May 8, 1947, regulating signs, etc. in the vicinity of land occupied by the United Nations Headquarters, which resolution was adopted by the Board of Estimate pursuant to the power vested in it by Chapter 23 of the Laws of 1947, as amended by Chapter 541 of the Laws of 1947, adding and amending Section D41-28.0, subdivision d of the Administrative Code, affecting premises 805-807 1st avenue and 343 East 45th street, northwest corner (Block 1338, Lots 22½, 23 and 24), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated August 8, 1951, on amendment to N.B. App. 32-50, reads:

"1. Proposed sign on bldg, in this location is contrary to provisions of Sec. D41-28.0 (d) of the Adm. Code."

and

WHEREAS, the amendment to N.B. App. 32-50, dated June 8, 1951, upon which the decision of the borough superintendent dated August 8, 1951, was issued reads as follows:

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"It is proposed to apply bronze letters 24" high on the limestone spandrel between the windows of the first and second stories on East 45th Street, to read 'NINTH FEDERAL SAVINGS.'

Bronze letters 4" high will be applied to the upper part of stainless steel night doors at the main entrance to the bank on the corner of East 45th Street and First Avenue, to read:

NINTH FEDERAL SAVINGS AND LOAN ASSOCIATION

An illuminated sign will be installed in the sign space over the first story store on East 45th Street."

and
WHEREAS, the applicant states that the building in question which is now in the course of erection will be 5 stories, 55 ft. 6 in. 40 ft. 5 in. by 100 ft. in area, of Class 1 construction, located on a lot 40 ft. 5 in. by 100 ft. irregular in area, in a restricted retail use, B area, Class 1½ height district, and proposed to be used and occupied as follows: Cellar—boilerroom and storage; Basement—bank and store; 1st floor—showroom and offices, 90 persons; 2nd, 3rd, 4th and 5th floors—showroom and offices, 90 persons each floor; that the building will be provided with two 3 ft. 8 in. wide steel, fireproof enclosed stairs from roof bulkhead direct to street; and

WHEREAS, the applicant states that the first floor will be occupied as a branch bank and store, while the upper stories will be devoted to offices; that it is the intention of the owners to erect and maintain a dignified structure in keeping with the improvements now being made in the United Nations area, which the site faces; and

WHEREAS, the applicant contends that the proposed lettering on the 45th street facade will be applied to the limestone and will project only two inches; that the lettering on the night door will project only ¼-in.; that both the proposed lettering on the 45th street facade and the proposed lettering on the night doors will be architectural in design and will be non-illuminated; that the proposed illuminated sign over the store on the First avenue front will completely be recessed with flat plastic letters which will conceal the neon tubing from view; that these installations will not violate the purpose and intent of Sec. D41-28.0 (d) of the Administrative Code and it is therefore respectfully requested that the Board grant relief under Paragraph 6 of the resolution adopted by the Board of Estimate; and

WHEREAS, Subdivision d of Sec. D41-28.0 of the Administrative Code as added by Chapter 23 of the Laws of 1947 and as amended by Chapter 541 of the Laws of 1947, reads:

"d. To insure the beauty of the area to be used for the United Nations' headquarters and the approaches thereto and to promote the general welfare of the people of the city and state of New York; to insure the safe and orderly conduct of such United Nations and to protect the useful and desirable purpose of the same and to provide for the safety, convenience and comfort of officials, delegates, personnel and visitors to the same, such board of estimate shall have power to regulate and limit signs, billboards and advertising devices, and shows, exhibits, amusements and displays in the area of Queens and New York counties contiguous to fronting upon or surrounding the lands occupied by the United Nations and any violation of such regulations shall be a misdemeanor."

and

WHEREAS, Section 2 of the resolution adopted by the Board of Estimate May 8, 1947, regulating and limiting signs, billboards, advertising devices and displays in the vicinity of the lands occupied by the United Nations' headquarters' site, reads:

"2. No business, amusement or advertising signs, billboards, exhibits, displays or devices shall be established thereafter in the borough of Manhattan on or within 100 feet of the following: 1st Avenue from the

north side of 38th street to the south side of 52nd street, inclusive; 47th street from the west side of First avenue to the east side of Second avenue; and 48th street from 2d avenue to the East River, except as provided in Section 6."

and

WHEREAS, Section 6 of said resolution of the Board of Estimate reads:

"6. The Board of Standards and Appeals is hereby authorized, for such period and upon such conditions as will not violate the purposes of these regulations, to waive the application of the provisions of these regulations by approving the establishment of signs, billboards, exhibits, displays and other devices in any of the areas outlined above. Such approval shall be given only upon the admission to such Board of Standards and Appeals of specific plans in such detail as it shall request as to the particular sign, billboard, exhibit, display or device for which approval is sought."

and

WHEREAS, the proposed signs in question are illustrated on plans filed with this application, marked "Received August 17, 1951" (2 sheets); and

WHEREAS, the City Construction Coordinator and the Assistant Secretary General of the United Nations have been duly notified of this hearing by the Board.

Resolved, that the decision of the borough superintendent, acting on amendment to N.B. App. 32-50, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the proposed sign in connection with the Ninth Federal Savings Bank's own quarters, substantially as proposed and as indicated on plans filed with this appeal, marked "Received August 17, 1951"; that such letters as are proposed to be attached directly to the limestone may be of stainless steel instead of bronze, as submitted to the borough superintendent and except that letters shown as 24" in height, shall be reduced to 20" in height and *withdrawn* as to the request for a sign over the proposed store facing First avenue at the northeast side of the building; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

646-51-A

APPLICANT—Paul Friedman, for 3319 Realty Corp., owner (Rite-Way Laundry Co., Inc., lessee).

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—3319-3335 Atlantic avenue and 283-295 Euclid avenue, northeast corner (cellar and 1st floor); (Block 4145, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative

THE RESOLUTION (646-51-A)

WHEREAS, Paul Friedman, for 3319 Realty Corporation, owner, Rite-Way Laundry Company, Inc., lessee, filed September 29, 1951, an appeal from an order and decision of the fire commissioner, affecting premises 3319-3335 Atlantic avenue and 283-295 Euclid avenue, northeast corner (Block 4145, Lot 1), Borough of Brooklyn; and

WHEREAS, Order No. 29444-LC, issued by the fire commissioner March 6, 1951, and repeated in a decision of the fire commissioner dated August 29, 1951, reads:

"This is to advise you that Item 2, of Order #25919 LC, issued August 2, 1950, has been modified to read as follows:

MINUTES

1. Separate boiler room from remainder of premises occupied as a dry cleaning plant using liquid with flash point not less than 138.2 deg. F. by unpierced fireproof material. C19-11.0 Administrative Code."

and

WHEREAS, Item 2, of Order No. 25919-LC, issued by the fire commissioner August 2, 1950, and referred to Item 2 of Order 25919-LC, issued March 6, 1951, reads:

"2. Amend Plan 7630-48 to show the location of the boiler room."

and

WHEREAS, the applicant states that the buildings in question are one and two stories, 17 and 30 ft. in height; 141 ft. 6 in. front by 115 ft. irregular in depth at first floor, 60 ft. front by 40 ft. in depth, at second floor, of Class 3 construction, erected 1912, 1922, 1944, and 1949, located on a lot 155 ft. 9¼ in. front by 141 ft. 6 in. irregular in depth, in a residence use, C area, Class 1 height district and used and occupied since erection as follows: boiler room, power plant, and toilet, no persons; 1st floor, wet wash laundry and incidental dry cleaning, including 550 gallon gasoline storage tank and pump for owner's use only, 68 persons; 2nd floor, wet wash laundry, 24 persons; that the building is equipped with an approved standpipe system, approved one source sprinkler system throughout and approved interior fire alarm system with ADT Connection and regular monthly fire drills are maintained; and

WHEREAS, the applicant states the premises consist of a plot 155 ft. 9¼ in. front by 141 ft. 6 in. irregular in depth, upon which there is located a building 72 ft. front by 115 ft. irregular in depth, 1 and 2 stories, 17 ft. and 30 ft. in height, of Class 3 construction, used as a laundry, and an L-shaped structure, one story, 15 ft. 6 in. in height, having a frontage of 36 ft. 4 in. on Euclid avenue and a depth of 75 ft. used for dry cleaning incidental to laundry use, garment finishing and pressing, garment storage, shipping area, office, and loading platform; that there is no cellar except in the original two story building fronting on Atlantic avenue which is used for laundry and office purposes but not for dry cleaning; that this cellar is used for boiler room and power plant and for toilet facilities; that the three means of egress from this cellar consist of a 7 ft. wide, exterior concrete stairway leading to the unbuilt upon portion of the plot with access therefrom to the street; that an interior stairway at the north side, of wood construction, open at the 1st floor level and protected with iron handrails, and enclosed at cellar level with metal gib partitions, equipped with a metal self-closing door at the foot of the stairs, and a stairway enclosed with ¾ hour fire-retarded enclosure from the first floor to the cellar with a ¾ hour fireproof self-closing door at the 1st floor; that it is proposed to continue to use the cellar without providing an unpierced fireproof separation between the cellar and the dry cleaning operation in the L-shaped building at the 1st floor; and

WHEREAS, the applicant contends that the boiler room in the cellar is remote and substantially isolated from the dry cleaning use; that the dry cleaning plant uses a liquid with a flash point of more than 138 deg. F.; that from the top of the interior stairway at the rear of the boiler room to the nearest point of any dry cleaning equipment there is a distance of 92 ft.; that the stairway is enclosed at the cellar level with a metal self-closing door; that the dry cleaning area and equipment are well ventilated; that in order to provide the unpierced separation required by the fire commissioner it would be necessary to eliminate the use of the toilet facilities in the cellar and relocate them elsewhere; that at no time will the solvent used have a flash point of less than 138 deg. F.

Resolved, that the decision of the fire commissioner acting on Order 29444-LC, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the boiler room shall be maintained in the location as indicated in the cellar, as shown on plans filed with this appeal marked "Received September 29, 1951," (2

sheets), and that all doors cutting off such boiler room from other portions of the building shall be maintained in self-closing condition and kept closed at all times while the plant is in operation; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, and the equipment shall be maintained to the satisfaction of the fire commissioner; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct in addition to the fire fighting equipment as set forth which shall be maintained to the satisfaction of the Fire Commissioner.

664-51-A

APPLICANT—Lama, Proskauer and Prober, for Jack Goldberg, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—319-331 Winthrop street, north side, 169.10 ft. east of Nostrand avenue (Block 4819, Lot 62), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (664-51-A)

WHEREAS, Lama, Proskauer and Prober, for Jack Goldberg, owner, Murray Manufacturing Corporation, prospective lessee, filed October 10, 1951, an appeal from a decision of the borough superintendent, affecting premises 319-331 Winthrop street, north side, 169.10 ft. east of Nostrand avenue (Block 4819, Lot 62), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated October 4, 1951, acting on Alt. Applic. 3109-51, reads:

"1. Building exceeds area for a Class 3 constructed bldg. and violates 4.2.1 of the Code."

and

WHEREAS, the applicant states that the building is one story, 13 ft. 6 in. in height; 200 ft. by 106 ft. in area, of Class 3 construction, erected 1920, located in an unrestricted use district and used and occupied since erection—cellar, boiler room; 1st floor, garage for more than five motor vehicles, and now proposed to be used and occupied: cellar, boiler room; 1st floor, factory for assembly of electrical appliances and storage of incombustible materials, 12 persons; that the building is equipped with an approved standpipe system; and

WHEREAS, the applicant contends that the building was erected under N.B. 6483-20, and Certificate of Occupancy 7584 issued for a public garage, was altered under Alt. 3558 for use as a public garage and automobile service station; that it is now proposed to use the building for the assembly of electrical appliances and the storage of incombustible materials; that the building has an area of 21,200 sq. ft. which is in excess of the 10,000 sq. ft. area permitted by the code; that when the building was erected the permissible area for this type of building was 7,500 sq. ft. but was approved by the superintendent of buildings under Sec. 72, Sub. 1 of the old building code for an area of 21,200 sq. ft. in non-fireproof construction; that the ceiling is covered with plasterboard with pointed joints; that the building is equipped with a standpipe system having a twin siamese connection and four 3½ in. outlets each equipped with 50 ft. of hose; that such additional portable fire fighting appliances will be installed and maintained as the fire commissioner shall direct; that it is proposed to occupy the building as a factory for five years at the termination of which it will revert back

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to its original use as a public garage; that as the present building is legal and as the proposed use is less hazardous, it is respectfully requested that this application be granted; and

WHEREAS, the lessee states that the use of the premises are urgently needed to fabricate material and assemblies on orders bearing high priority rating for National Defense and for storage facilities to provide more available room in the lessees present plant.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 3109/51, Objection 1, and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the building of the size as lawfully constructed in 1920 to be occupied as proposed for a term of five years, as indicated on plans filed with this appeal, marked "Received October 10, 1951" (3 sheets) *on condition* that at the end of the five-year term the building may revert to the present use as a public garage, as permitted by certificate of occupancy 7584 and as permitted to be used as a public garage and automobile service station under Alt. App. 3558, provided a certificate of occupancy for such use is obtained before such use is reinstated; that the building shall not be increased in height or area; that the standpipe system within the building shall be maintained in accordance with the requirements therefor; and that in all other respects the building shall comply with all laws, rules and regulations applicable to the building and occupancy.

670-51-A

APPLICANT—Charles L. Koester, for Romain Gardens, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—83-59 248th street, northeast corner of Hillside avenue; 83-55 249th street, east side, 50 ft. north of Hillside avenue; 83-56 250th street, west side, 50 ft. north of Hillside avenue and 83-60 250th street, northwest corner of Hillside avenue (Block 8592, Lots 32, 34, 39 and 41); 83-57 250th street, northeast corner of Hillside avenue; 83-53 250th street, east side, 50 ft. north of Hillside avenue; 83-58 251st street, northwest corner of Hillside avenue and 83-54 251st street, west side, 50 ft. north of Hillside avenue (Block 8393, Lots 32, 34, 39 and 41); 83-57 251st street, northeast corner of Hillside avenue; 83-53 251st street, east side, 50 ft. north of Hillside avenue; 83-52 252nd street, west side, 50 ft. north of Hillside avenue and 83-56 252nd street, northwest corner of Hillside avenue (Block 8594, Lots 31, 33, 42 and 44); 83-51 and 83-55 252nd street, east side, 40 ft. and 80 ft. north of Hillside avenue; 83-59 252nd street, northeast corner of Hillside avenue; 83-54 253rd street, west side, 50 ft. north of Hillside avenue and 83-58 253rd street, northwest corner of Hillside avenue (Block 8595, Lots 31, 33, 38, 40 and 42), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Koester.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (670-51-A)

WHEREAS, Charles L. Koester, for Romain Gardens, Inc., owner, filed October 11, 1951, an appeal from a decision of the borough superintendent, affecting premises 83-59 248th street, northeast corner of Hillside avenue; 83-55 249th street, east side, 50 ft. north of Hillside avenue; 83-56 250th

street, west side, 50 ft. north of Hillside avenue; 83-60 250th street, northwest corner of Hillside avenue; 83-57 250th street, northeast corner of Hillside avenue; 83-53 250th street, east side, 50 ft. north of Hillside avenue; 83-58 251st street, northwest corner of Hillside avenue; 83-54 251st street, west side, 50 ft. north of Hillside avenue; 83-57 251st street, northeast corner of Hillside avenue; 83-53 251st street, east side, 50 ft. north of Hillside avenue; 83-52 252nd street, west side, 50 ft. north of Hillside avenue; 83-56 252nd street, northwest corner of Hillside avenue; 83-59 252nd street, northeast corner of Hillside avenue; 83-55 252nd street, east side, 40 ft. north of Hillside avenue; 83-51 252nd street, east side, 80 ft. north of Hillside avenue; 83-58 253rd street, northwest corner of Hillside avenue; 83-54 253rd street, west side, 50 ft. north of Hillside avenue (Block 8592, Lots 39, 41, 32 and 34; Block 8593, Lots 32, 34, 39 and 41; Block 8594, Lots 31, 33, 42, and 44; Block 8595, Lots 31, 33, 42, 40 and 38), Bellerose, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated September 21, 1951, as to N. B. Applic. 5179 to 5195 of 1951, inclusive, reads:

"1. Proposed erection of frame buildings inside of fire limits is contrary to §4.1.2. B.C.

Examination to be continued

"2. Use of 2 in. thick beams inside of fire limits is contrary to §7.1.4-7."

and

WHEREAS, the premises in question consists of 17 separate lots, located in a retail use, D area, Class 1 height district, and a residence use, G-1 area district; that it is proposed to erect on each of these lots a 1½ story, frame, one family dwelling, 37 ft. by 27 ft. 8 in. or 24 by 37 ft. in area, surfaced on the exterior with brick veneer from plate line to foundation and with gables surfaced with wood shingles or asbestos shingles and roofs surfaced with asphalt shingles; that the buildings will be set back from 249th 250th, 251st to 252nd and 253rd streets building line a distance of 15 ft. and from Hillside avenue building line a distance of not less than 9 ft. and will be provided with side yards not less than 4 ft. in width as indicated on plans filed with this appeal marked "Received October 11, 1951," 5 sheets and

WHEREAS, the applicant contends that the owner has built 30 dwellings on both sides of Hillside avenue from Commonwealth boulevard to 249th street and wishes to continue the same dwellings along the north side of Hillside avenue from 249th street to 253rd street; that many prospective purchasers desire houses with front gables and gable ends of frame construction; that to build these dwellings of brick would require large amounts of steel, including lintels which it is proposed to conserve in compliance with Federal requirements; that the proposed dwellings would be more desirable than the attached type which would be the logical house to build in a D area district; that there are already adequate facilities existing for local retail trade on the south side of Hillside avenue.

Resolved, that the decision of the borough superintendent acting on N.B. Applications 5179 to 5195/51, inclusive, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the erection of the residential buildings, as proposed and as indicated on plans filed with this appeal, marked "Received October 11 1951" (5 sheets), *on condition* that such buildings as are in or partially in a G-1 district shall comply with the requirements therefor as to coverage and yards and that other buildings in the D area shall comply with requirements for residence D area district; that in all other respects the buildings shall comply with the requirements for similar one family buildings when erected outside the fire limits that the buildings shall be erected substantially as proposed and as shown on such plans and the gable ends, sides and front of dormers shall be surfaced with asbestos shingles that the roofs shall be of asphalt shingles; that each building shall be for the use and occupancy of one family only

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5-51-A

APPLICANT—Norman Lederer and Leonard Joseph, for Edward Bennett, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—264 Beach 116th street, east side, 141 ft. south of Beach Channel drive (Block 598, Lot 482), Rockaway Park, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (96-51-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 264 Beach 116th street, east side, 141 ft. south of Beach Channel drive (1st floor); Block 598, Lot 482), Rockaway Park, Borough of Queens; granted by the Board March 27, 1951, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 27, 1951, adding thereto:

“... that the rear extension as shown on plans filed with this appeal may be omitted, as indicated on revised plans, marked ‘Received October 18, 1951’ (1 sheet), as passed upon by the borough superintendent by amendment to Alt. App. 45-51, objection of October 4, 1951, on condition that in all other respects the resolution as adopted by the Board on March 27, 1951, shall be complied with, including the installation of the sprinkler system that was proposed and as now shown.”

51-A

APPLICANT—Joshua Brown, for Mayer Rosenholz, owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Application pursuant to section 35 of the General City Law, to permit the erection of an extension of an existing building in the bed of mapped streets, as cited in a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—290 Bay street, southwest, corner of Swan street (Block 502, Lot 1), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, restored to calendar and granted on condition.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (357-51-A)

WHEREAS, Joshua Brown, for Mayer Rosenholz, owner, D. and M. Motive Parts Company, lessee, filed May 11, 1951, an application pursuant to Section 35 of the General City Law, to permit the extension of an existing building into the bed of a mapped street widening (Van Duzer Street Extension) affecting premises 290 Bay street southwest corner Swan street (Block 502, Lot 1), Tompkinsville, Borough of Richmond; and

WHEREAS, the decision of the borough superintendent dated May 4, 1951, acting on Alt. Applic. 141-51, reads:

“1. The proposed extension of this 1 and 2 story frame building with a 1 story concrete block addition to be used for a store and the storage of automobile parts is not permitted as it is entirely in the bed of a mapped city street and which is contrary to General City Law #35.”

and

WHEREAS, the applicant states that the existing building is 1 and 2 stories, 9 and 20 ft. in height; 25 ft. by 66 ft. in area at 1st floor; 25 ft. by 45 ft. in area at 2nd floor; of Class 3 and Class 4 construction; erected prior to 1890; located on a lot 28 ft. by 128.41 ft. in area; in a business use, C area, Class 1½ height district, and used and occupied—basement, storage and store, 2 persons; 1st floor, storage and store, 5 persons; 2nd floor, storage and office, 2 persons, that it is proposed to erect a one story, 9 ft. high extension, 45 ft. by 15 ft. in area, of Class 1 construction as an addition to the existing building; and

WHEREAS, the applicant contends that since it is proposed to widen Bay street, and the entire area of the premises will therefore be taken by the city, that the owner will upon approval of the plan now before the Board not deem any claim or reimbursement from the city for damage of investment necessitated by the construction of the new addition; and

WHEREAS, the Board is in receipt of a communication dated July 27, 1951, from the President of the Borough of Richmond, stating that a proceeding will be initiated within the next 12 months to acquire title to the land which is necessary for Van Duzer Street Extension from St. Julian place to Swan street and also Bay street between Hannah street and Grant street when the property in question will be acquired by condemnation.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 141-51, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted under the powers vested in the Board under Section 35 of the General City Law, to permit the erection of the building as proposed and as indicated on plans filed with this appeal, marked “Received May 11, 1951” (2 sheets), on condition that when the land is acquired by the city for the proposed widening of Van Duzer street and adjacent streets involved in the area of widening that the building shall be removed at the owner's expense and no claim shall be made except for the value of the land itself, as may be determined by the court; and that agreement to this effect shall be filed with the borough superintendent prior to the issuance of the permit, a copy of which shall be filed with this Board.

489-51-A

APPLICANT—Henry George Greenc, for Kent Terminal Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—Foot of Huron street, 643 ft. west of West street, (Block Lot), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Administration: R. E. Alster and W. V. Gallagher, Fire Dep't.

ACTION OF BOARD—Laid over to November 27, 1951, at 2 P.M. for inspection by committee and decision.

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490-51-A

APPLICANT—Henry George Greene, for Kent Terminal Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—Foot of Kent street, 527 ft. 5½ in. west of West street (Block Lot), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Administration: R. E. Alster and W. V. Gallagher, Fire Dep't.

ACTION OF BOARD—Laid over to November 27, 1951, at 2 P.M. for inspection by committee and decision.

491-51-A

APPLICANT—Henry George Greene, for Kent Terminal Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—Foot of Java street, 544 ft. 1½ in. west of West street (Block , Lot), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Administration: R. E. Alster and W. V. Gallagher, Fire Dep't.

ACTION OF BOARD—Laid over to November 27, 1951, at 2 P.M. for inspection by committee and decision.

ZONING APPLICATIONS

368-19-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 1935 Coney Island Avenue Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and amendment to include term of years—re Application (decision of the borough superintendent) previously granted on condition under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of an automobile showroom (new and used cars) and a gasoline service station, lubritorium, motor vehicle repairs, boiler room and office, with show windows and curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1935-1939 Coney Island avenue and 1101-1111 Avenue P, northeast corner (Block 6758, Lots 51 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: John H. Duncan, John Jones and Susan Gottschall.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended as to term of variance.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (368-19-BZ—Vol. IV)

WHEREAS, this application under section 7e of the zoning resolution, permitting in a business use district, the erection and maintenance of a garage for more than five motor vehicles, affecting premises 1935-1937 Coney Island avenue, east side, 20 ft. north of Avenue P (Block 6758,

Lot 52), Borough of Brooklyn, was granted by the Board as Vol. I, June 26, 1919; and

WHEREAS, an application for an amendment of the resolution, to permit a temporary occupancy of manufacturing for the duration of the war and the present garage occupancy to be restored after this period was withdrawn, as Vol. II, December 11, 1945; and

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile showroom for new and used cars, and a gasoline service station on the balance of the plot, with show windows and curb cuts more than the permitted distance from the intersection affecting premises 1935 to 1939 Coney Island avenue and 1101 and 1111 Avenue P, northeast corner (Block 6758, Lots 51 and 52), Borough of Brooklyn, was granted by the Board January 19, 1950, as Vol. III, on certain conditions; and

WHEREAS, plans submitted to the Board as being in substantial compliance with the requirements of the resolution were approved October 17, 1950; and

WHEREAS, the resolution under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile showroom (new and used cars) and a gasoline service station, lubritorium, motor vehicle repairs, boiler room and office, with show windows and curb cuts more than the permitted distance from the intersection was amended as Vol. IV, July 20, 1951, and

WHEREAS, the applicant requested a further amendment of the resolution as to term of variance.

Resolved, that the Board of Standards and Appeals do hereby amend the resolution adopted on January 24, 1950, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... Granted under Section 7f for a term of fifteen (15) years, to permit . . . that other than as herein amended, the resolution adopted January 24, 1950 as amended July 20, 1951, shall be compiled with (NB 518-49)."

360-35-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Mary Guagenti, owner (Harry Weinstein, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, to permit in a business use district, on a term of ten years the reconstruction of an existing gasoline service station.

PREMISES AFFECTED—2549-2557 Coney Island avenue and 1001-1011 Gravesend Neck road, northeast corner (Block 7371, Lots 68 and 70), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea

Negative

THE RESOLUTION (360-35-BZ—Vol. II)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, the extension of an existing gasoline service station and brake repair service, affecting premises 2549-2557 Coney Island avenue and 1001-1011 Gravesend Neck road, northeast corner (Block 7371, Lots 68 and 70), Borough of Brooklyn, was granted by the Board, as Vol. 1, on March 24, 1936, on certain conditions; and

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WHEREAS, the resolution was amended May 19, 1936; and
WHEREAS, the resolution was further amended, as Vol 2,
April 22, 1947, under section 7f of the zoning resolution,
for a term of ten (10) years; and
WHEREAS, plans were approved December 16, 1947, as
being in substantial compliance with the requirements of the
resolution; and

WHEREAS, the resolution was again amended December 20,
1949; and

WHEREAS, time was extended to obtain permit and com-
plete the work from time to time and last extended October
19, 1950; and

WHEREAS, the applicant requested a further extension of
time.

Resolved, that the Board of Standard and Appeals does
hereby *amend* the resolution adopted on May 24, 1936, as
thereafter *amended* by resolutions adopted through October
1950, only so far as it has reference to the time within
which to obtain permits and complete the work, so that
amended this portion of the resolution shall read:

"... that in view of statement by applicant that plans
for construction have been approved by the Department
of Housing and Buildings, that all permits shall be
obtained and all work completed within the requirements
of Section 22A of the zoning resolution (Alt. Applic.
1974-46)."

37-BZ—Vol. II

APPLICANT—Percival E. Jackson, for Bronxville Realty
Corp., owner (Liberty Lace and Netting Works,
lessee).

SUBJECT—Application for consideration—reopening and
extension of time to complete—re Application (decisi-
on of the borough superintendent) previously
granted on condition, under section 7a of the zoning
resolution, permitting in a residence use district, the
extension of an existing factory.

PREMISES AFFECTED—901 East 228th street, east side
of Bronxwood avenue, between East 228th and East
229th streets, (Building 2); (Block 4864, Lot 35),
Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph J. Bryer.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopened and time ex-
tended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

RESOLUTION (320-37-BZ—Vol. II)

WHEREAS, this application under section 7a of the zoning
resolution, permitting in a residence use district, the exten-
sion of an existing factory building, affecting premises 901
228th street, east side of Bronxwood avenue, between
228th street and East 229th street (Building No. 2);
Block 4864, part of Lot 35), Borough of The Bronx, was
granted by the Board October 19, 1937 as Vol. I, on certain
conditions; and

WHEREAS, time to obtain permits and complete the work
extended from time to time and last extended Septem-
ber 9, 1942; and

WHEREAS, this application, under sections 7c and 21 of
the resolution, permitting in a residence use district,
extension of the existing factory building, affecting
premises 916-924 East 229th street, south side 75 ft. east of
Bronxwood avenue (Block 4864, Lots 58, 59, 60, 61 and 62),
Borough of The Bronx, was granted by the Board as Vol.
I, May 6, 1941, under certain conditions; and

WHEREAS, time to complete the work and obtain permits
extended from time to time and last extended October
19, 1950; and

WHEREAS, the applicant requested a further extension of
time for the same purpose.

Resolved, that the Board of Standard and Appeals does
hereby *amend* the resolution adopted on October 19, 1937 as
amended thereafter by resolutions adopted through October
17, 1950, only so far as it has reference to the time within
which to obtain permits and complete the work, so that as
amended this portion of the resolution shall read:

"... that in view of statement by applicant that plans
have been filed by the borough superintendent, that while
no work has been done, it is proposed to proceed with
the building, that all permits shall be obtained and all
work complete within the requirements of Sec. 22A of
zoning resolution (Alt. Applic. 114-41)."

50-41-BZ—Vol. III

APPLICANT—Salvatore Scala, for Board of Transporta-
tion, City of New York, owner.

SUBJECT—Application for consideration—reopening and
extension of term of variance—re Application (decisi-
on of the borough superintendent) previously
granted on condition, under section 7h of the zon-
ing resolution for a term of years, permitting partly
in a business use and partly in a residence use dis-
trict, the parking and storage of more than five
motor vehicles.

PREMISES AFFECTED—310-320 Smith street and 291-
295 President street, northwest corner, (Block 435,
Lot 36 and part of Lot 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Salvatore Scala.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Application reopened time to com-
plete and term of variance extended.

THE VOTE TO REOPEN, EXTEND TERM OF VARI-
ANCE AND TIME TO COMPLETE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (50-41-BZ—Vol. III)

WHEREAS, this application under section 21 of the zoning
resolution, to permit in a business use district, the erection
and maintenance of a business building (public market)
having entrance to show windows more than twenty-five
ft. from the business corner, affecting premises 291-293
President street, north side, 50 ft. west of Smith (Block
435, Lot 38), Borough of Brooklyn, was denied by the
Board, as Vol. II, July 22, 1941; and

WHEREAS, this application, under section 7h of the zon-
ing resolution, permitting partly in a residence use and
partly in a business use district, for a term of two (2)
years, the parking and storage of more than five (5) motor
vehicles, affecting premises 310-320 Smith street and 291-
295 President street, northwest corner (Block 435, Lot 36
and part of Lot 31), Borough of Brooklyn, was granted
by the Board, as Vol. III, May 1, 1945, on certain condi-
tions; and

WHEREAS, the term of variance was extended November
12, 1947 and October 18, 1949; and

WHEREAS, time to obtain permits and complete the work
was extended from time to time and last extended October
18, 1949; and

WHEREAS, the applicant requested a further extension of
time to complete and of the term of variance.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on May 1, 1945,
in so far as it has reference to the term of the variance, so
that as *amended* this portion of the resolution shall read:

"... granted under section 7, subdivision h for a term
of two (2) years from the date of this *amended* reso-
lution, to permit the plot to be occupied, as proposed,
for the parking and storage of motor vehicles, on con-

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dition . . . that all permits shall be obtained and all work completed within three (3) months from the date of this *amended* resolution; that a new certificate of occupancy shall be obtained (B. N. 8044, dated October 28, 1947)."

987-41-BZ

APPLICANT—The Texas Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, to permit in a business use district, the reconstruction and erection of a new accessory building upon an existing gasoline service station.

PREMISES AFFECTED—736-746 Linden boulevard and 796-804 Utica avenue, southwest corner (Block 4675, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (987-41-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the reconstruction and erection of a new accessory building upon an existing gasoline service station, affecting premises 736-746 Linden boulevard and 796-804 Utica avenue, southwest corner (Block 4675, Lot 6), Borough of Brooklyn, was granted by the Board June 8, 1943, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended October 11, 1949; and

WHEREAS, plans submitted as being in substantial compliance with the requirements of the resolution were approved October 10, 1950, and

WHEREAS, the resolution was amended October 10, 1950 and April 3, 1951; and

WHEREAS, the applicant requested an extension of time to complete the work and obtain permits.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 8, 1943, as *amended* by resolutions adopted through April 3, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

" . . . that in view of statement by applicant that the work is substantially completed, that all permits shall be obtained and all work completed and a certificate of occupancy obtained within three (3) months from the date of this *amended* resolution (N.B. 1308-41)."

341-43-BZ—Vol. II

APPLICANT—Paul Friedman, for 3319 Realty Corp. (Rite-Way Laundry Co., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the extension to an existing wet wash laundry (previously granted by the Board), to be used as a wet wash laundry with accessory dry cleaning.

PREMISES AFFECTED—3319-3335 Atlantic avenue and 283-295 Euclid avenue, northeast corner (Block 4145, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (341-43-BZ-Vol. II)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a residence use district, the maintenance of extension to an existing wet wash laundry and also a driveway accessory to the wet wash laundry, affecting premises 3319-3335 Atlantic avenue and 283-295 Euclid avenue, northeast corner (Block 4145, Lot 1), Borough of Brooklyn was granted by the Board as Vol. I, January 4, 1944, on certain conditions; and

WHEREAS, the resolution was amended on July 25, 1944, and

WHEREAS, the resolution was amended, as Vol. II, November 12, 1947, to permit accessory dry cleaning; and

WHEREAS, the resolution was further amended December 9, 1947; and

WHEREAS, time to complete was extended November 3, 1948; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 4, 1944, as *amended* by resolution adopted through November 23, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

" . . . that in view of statement by applicant that permits have been approved by the Department of Housing and Buildings and that all permits have been obtained and all work has been completed, that all work shall be completed and a certificate of occupancy obtained within three (3) months from the date of this *amended* resolution (Applic. 2657-47)."

743-45-BZ—Vol. II

APPLICANT—Solomon Jochnowitz, for Garvan Realty Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, to permit in a residence and unrestricted S, D and E area district, the erection of a garage and repair shop for more than five motor vehicles, exceeding the permitted area and having an entrance located within a residence use district.

PREMISES AFFECTED—134-12 94th avenue (now Atlantic avenue) south side, 100 ft. east of 134th street and 134-23 95th avenue, north side, 100 ft. east of Van Wyck boulevard (Block 9450, Lots 35 and 56), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Solomon Jochnowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (743-45-BZ-Vol. II)

WHEREAS, this application under sections 7h, 7c and 21 of the zoning resolution, to permit in residence and unrestricted use, D and E area districts the erection of a garage and repair shop for more than five motor vehicles, exceeding the permitted area and having an entrance located within the residence use district; affecting premises 134-12 94th avenue (now Atlantic avenue), south side, 100 ft. east of 134th street (Block 9450, Lots 35 and 56), Richmond Hill, Borough of Queens, was granted by the Board, as Vol. I, March 26, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended February 20, 1951; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 26, 1946, as thereafter *amended* by resolutions adopted through February 20, 1951, by adding thereto:

"... that this building may be occupied as a storage garage and there may be two 550 gallon gasoline storage tanks and two gasoline pumps of approved type erected and maintained within the building in a location as indicated on revised plan marked "Received October 4, 1951," (1 sheet), and a mezzanine floor with toilets may be constructed within the garage, as indicated on revised plan marked "Received October 4, 1951," (2 sheets), *on condition* that such tank installation and balcony installation shall comply with all the requirements of all laws, rules and regulations applicable thereto and that in all other respects the requirements of the resolution as adopted March 26, 1946, shall be complied with (N.B. 1327-45), and objection dated June 13, 1951."

8-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Mareve Realty Corp., owner.

SUBJECT—Application for consideration—reopening and consideration of amendment—re Application (decision of the borough superintendent) previously granted on condition under sections 7f and 7i of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as a machine shop, locker room, auto repairs, loading and unloading platform and the storage of more than five motor vehicles, without the required rear yard; and to permit the existing sale and display of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—150-11 to 150-29 Hillside avenue, north side, 110 ft. east of 150th street (Block 9706, Lots 88, 90, 92, 94 and 98), Jamaica, Borough of Queens.

PEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (118-48-BZ-Vol. II)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a business use, C area use district, the erection and maintenance of a building to be used as a machine shop, locker rooms, parts storage and sales, auto repairs, loading and unloading platform, and the storage of more than five motor vehicles,

without the required rear yard, and to permit the existing sales and display of more than five motor vehicles on the unbuilt upon portion of the lot, affecting premises 150-11 to 150-29 Hillside avenue, north side, 110 ft. east of 150th street (Block 9706, Lots 88, 90, 92, 94 and 96) Jamaica, Borough of Queens, was granted by the Board July 17, 1951, as Vol. II, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 17, 1951, by adding thereto:

"... that irrespective of the requirements of the resolution adopted July 17, 1951, permitting one gasoline pump and one 550 gallon gasoline storage tank there may be two pumps and two 550 gallon gasoline storage tanks installed in the location as indicated on revised plans marked "Received September 29, 1951," (2 sheets); that in the cellar there may be permitted storage of anti freeze and motor oil in 55 gallon drums, 5 gallon tins, 1 gallon cans and 1 quart cans; that the machine shop may be permitted in the cellar as indicated on such revised plans; that in all other respects the resolution as adopted by the Board on July 17, 1951, shall be complied with (N.B. 1728-51)."

630-48-BZ

APPLICANT—Elliott L. Chisling, for Elliott L. Chisling-Ferrenz and Taylor, Literary Society of St. Vincent Ferrer, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, to permit in the residence portion of the lot, the erection and maintenance of a school using more than the area permitted.

PREMISES AFFECTED—151-153 East 65th Street, north-east corner of Lexington avenue (Block No. 1400, Lot 20), Borough of Manhattan.

PEARANCES—

For Applicant: Elliott L. Chisling.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (630-48-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in the residence use portion of the lot, the erection and maintenance of a school using more than the area permitted, affecting premises 151-153 East 65th street, northeast corner of Lexington avenue (Block 1400, Lot 20), Borough of Manhattan was granted by the Board November 3, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended October 4, 1949 and October 10, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 3, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been previously approved and permits have been obtained, that all work required shall be completed within the requirements of Section 22A of the zoning resolution (N.B. 80-48)."

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

363-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Henruth Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building, using more than the area permitted.

PREMISES AFFECTED—4414-4424 13th avenue and 1273-1283 45th street, northwest corner (Block 5610, Lot 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (363-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building using more than the area permitted, affecting premises 4414 to 4424 13th avenue and 1273 to 1283 45th street, northwest corner (Block 5610, Lot 36), Borough of Brooklyn was granted by the Board October 4, 1949, on certain conditions; and

WHEREAS, the resolution was amended May 8, 1951; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 4, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. 317 and 318 of 1948)."

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—425 Autumn avenue, east side 205 ft. south of McKinley avenue (Block 4180, part of Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: John T. Hiller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative

THE RESOLUTION (410-49-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years, affecting premises 425 Autumn avenue, east side, 205 feet south of McKinley avenue (Block 4180, part of Lot 18), Borough of Brooklyn, was granted by the Board September 20, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 20, 1949, only so far as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

"... granted under section 7, subdivision h, for a term of five (5) years from the date of this amended resolution, to permit ...

that other than as herein amended, the resolution adopted on September 20, 1949 shall be complied with in all respects, and a new certificate of occupancy shall be obtained (Alt. Applic. 1138-49)."

(The remaining minutes of the meeting Tuesday afternoon, October 23, 1951, will be printed in the Bulletin November 6, 1951.)

410-49-BZ

APPLICANT—John T. Hiller and Bertha E. Hiller, owners.

NOTICE

ELECTRICAL CODE ON SALE

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

CHIEF PETER LOFTUS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WHitehall 3-3600
OFFICE HOURS FOR PUBLIC— 9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

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PETITIONS FOR

CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On November 7, 1951, copy of Petition and Order of Certiorari was served on the Board by Thomas O'Rourke Gallagher, attorney for Sam Berger, owner, to review the board's decision on October 3, 1951, denying application, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto washing, motor vehicle repairs and office; Cal. No. 24-51-BZ; premises 2240-2254 Flatbush Avenue, west side, 360 ft. south of Avenue R, Borough of Brooklyn.

* * * *

On November 8, 1951, copy of petition and order of certiorari was served on the Board by Edmund H. Cox, attorney for Walter G. Legge Co., Inc., in re the Board's denial of their appeal on September 25, 1951, from an Order of the Fire Department, refusing to grant a permit for the manufacture of combustibles; Cal. No. 28-50-A; premises 635-639 Second Avenue, N.E. Cor. 37th Street. (1st floor), Borough of Brooklyn.

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

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(Remaining Minutes will be printed in the Bulletin of November 13, 1951.)

CALENDAR

DOCKET

Cal. No. Dept. Premises Affected

New Cases filed up to October 30, 1951

686-51-A—H.B.Q.—18-07 to 18-17 Mott Avenue and 18-06 to 18-18 Cornaga avenue, northwest corner (Block 48, Lot 34), Far Rockaway, Borough of Queens (under section 35 of the General City Law re bed of mapped street—proposed widening of Cornaga avenue), Alt. 663-51.

687-51-BZ—H.B.R.—Block bounded by Park terrace, Lindenwood avenue and School street (Block 5221, Lot 1), Great Kills, Borough of Richmond, Alt. 302-51.

688-51-SM—SprayCraft Firetest Fibre, Model 1102A, manufactured by Sprayed Insulation, Inc., Material.

689-51-BZ—H.B.M.—15-25 West 72nd street and 10-18 West 73rd street, south side, 200 ft. west of Central Park West (Block 1125, Lot 24), Borough of Manhattan, Alt. 1359-51.

690-51-SA—Drink Canteen, Model B-12 (coin-controlled dispenser of carbonated beverages), manufactured by Automatic Canteen Company of America.

691-51-A—H.B.Q.—165-25 147th avenue, northwest corner of 167th street (1st floor); (Block 13296, Lot 14), South Ozone Park, Borough of Queens, Misc. 1132-51.

692-51-A—H.B.B.—659 Manhattan avenue, west side, 153 ft. 5 in. north of Bedford avenue (Block 2645, Lot 122), Borough of Brooklyn, Alt. 1914-51.

693-51-BZ—H.B.Q.—139-29 Queens boulevard, east side, 258.09 ft. east of 87th avenue (Block 9626, Lots 12 and 13), Jamaica, Borough of Queens, Amendment to N.B. 683-50.

694-51-BZ—H.B.B.—9053-9057 Fort Hamilton parkway and 557-563 92nd street, northeast corner (Block 6090, Lot 1), Borough of Brooklyn, N.B. 642-51.

695-51-BZ—H.B.B.—2321-2327 60th street and 1342-1352 Dahill road, northwest corner (Block 6554, Lot 17), Borough of Brooklyn, N.B. 782-51.

696-51-BZ—H.B.Q.—42-30 to 42-38 194th street and 193-11 Northern boulevard, northwest corner, and 42-27 to 42-41 193rd street (Block 5369, Lots 10, 37, 39 and 41), Flushing, Borough of Queens, Alt. 2051-51.

697-51-SM—New Model Wax Bowl Ring (to be placed over horn of toilet bowl), manufactured by Lichten Company, Inc., Material.

698-51-SM—Securitee System Fiberglas Acoustical Tile, Models Securitee Standard System, Securitee 1½ in. System and Securitee Limited System, manufactured by W. J. Haertel Co., Material.

699-51-A—H.B.M.—Entire block bounded by East 9th and East 10th streets, Broadway and 4th avenue, and 71-91 East 9th street (Block 555, Lot 1), Borough of Manhattan, Amendment to Alt. 928-51.

700-51-A—H.B.Q.—116-20 to 116-30 Metropolitan avenue, southeast corner of Grosvenor lane (Block 332, Lot 10), Kew Gardens, Borough of Queens, N.B. 4336-51.

701-51-A—H.B.M.—100-102 Pitt street, east side, 100 ft. south of Stanton street (parking lot); (Block 339, Lots 10 and 11), Borough of Manhattan, Decision.

702-51-A—H.B.M.—38 Renwick street, east side, 125 ft. south of Spring street (Block 594, Lot 71), Borough of Manhattan, Alt. 1297-51.

703-51-BZ—H.B.Q.—228-18 Horace Harding boulevard, southwest corner of 229th street (Block 7651, Lot 1), Bayside, Borough of Queens, B.N. 2044-51.

704-51-BZ—H.B.M.—235-237 St. Nicholas avenue, southwest corner of West 122nd street (Block 1948, Lot 3), Borough of Manhattan, Alt. 1095-51.

705-51-BZ—H.B.Q.—163-15 Northern boulevard and 40-02 to 40-14 164th street, northwest corner and 163-14 to 163-22 Station road (Block 5338, Lots 1, 3, 9 and 11), Flushing, Borough of Queens, N.B. 5123-51.

706-51-SA—Arctic Vendor Ice Cream Vending Machine, Models B-151 and C-151, manufactured by Arctic Vendor Sales Co., Inc., Appliance.

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545-37-BZ, Vol. II—H.B.B.—862-874 Washington avenue and 175-185 Eastern parkway, northwest corner (Block 1179, Lot 108), Borough of Brooklyn, N.B. 269-51.

477-40-SM—Armstrong's Linoleum (reopened re test and report as to change of thickness), manufactured by Armstrong Cork Company, Material.

479-40-SM—Armstrong's Cork Tile (reopened re test and report as to change of thickness), manufactured by Armstrong Cork Company, Material.

480-40-SM—Armstrong's Rubber Tile (reopened re test and report as to change of thickness), manufactured by Armstrong Cork Company, Material.

481-40-SM—Armstrong's Linowall (reopened re test and report as to change of thickness), manufactured by Armstrong Cork Company, Material.

482-40-SM—Armstrong's Linotile (reopened re test and report as to change of thickness), manufactured by Armstrong Cork Company, Material.

338-46-BZ—H.B.B.—1504-1526 Coney Island avenue, west side, 100 ft. north of Avenue L (Block 6536, Lots 30 and 34), Borough of Brooklyn, N.B. 881-46.

CALENDAR

75-49-SM, Vol. II—USP Partition Panel (reopened to consider change of construction by adding non-fireproof latching to Kaylo panels), manufactured by United States Plywood Corp., Material.

72-49-BZ—H.B.M.—5-7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49 and 51), Borough of Manhattan, Alt. 474-49.

33-49-A, Vol. II—H.B.B.—56-66 Meserole street, south side, 50 ft. east of Lorimer street (Block 3050, Lot 8), Borough of Brooklyn, Alt. 2212-51.

00-49-A—H.B.M.—809-825 8th avenue, west side, from West 49th to West 50th streets and 301-333 West 49th street and 300-344 West 50th street (Block 1040, Lots 13 and 14), Borough of Manhattan, Amendment to B.N. 190-49.

1-50-BZ, Vol. II—H.B.B.—235 Hawthorne street, north side, 141 ft. 2 in. east of Rogers avenue (Block 5044, Lot 1), Borough of Brooklyn, N.B. 1115-51.

DESIGNATIONS: H.B.—Department of Housing and Buildings; B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Concrete Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	Apr. 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Welding Rules	Mar. 3, 1936—Vol. 21, No. 9
Alteration, Repair, Excavation for and Demolition of Buildings	July 31, 1951—Vol. 36, No. 31A
Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Interior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Alarm Rules (Interior)	Mar. 13, 1951—Vol. 36, No. 11A
Drill Rules	July 24, 1951—Vol. 36, No. 30
Resistive, Flameproof Materials, etc., Rules for Testing of	Mar. 13, 1951—Vol. 36, No. 11
Retarding Rules for Garages, etc.	June 26, 1951—Vol. 36, No. 26
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Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Welding and Gas Cutting Rules	Feb. 27, 1951—Vol. 36, No. 9A
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Highway Protection	June 5, 1928—Vol. 13, No. 23
Plating Fibre Board Rules	Oct. 25, 1949—Vol. 34, No. 43A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
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Protective Assemblies, Rules for Inspection of	Sept. 18, 1951—Vol. 36, No. 38
Shipping and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Shipping Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
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Working in Factories, Rules for	Sept. 7, 1937—Vol. 22, No. 36
Drying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 13, 1951—Vol. 36, No. 11A
Painter, Rules	June 14, 1949—Vol. 34, No. 24A
Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting	June 8, 1937—Vol. 22, No. 23
Glass Rules (Amendment to Rule 505 of Industrial Code)	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System. Chap. 19....Mar. 27, 1951—Vol. 36, No. 13A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 7, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November 7, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

90-42-BZ—Reopened July 24, 1951 as Volume II—Application, June 28, 1951, under sections 7f, 7i and 7h of the zoning resolution of Henry George Greene, for Abraham Rubinstein, owner, to permit in a business district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises West side of Edward L. Grant Highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx.

413-49-BZ—Reopened June 19, 1951 as Volume II—Application, June 19, 1951, under section 7c of the zoning resolution of Schuman and Lichenstein, for 119-20 Corporation, owner (Rogers Drug Co., lessee), to permit in a residence and local retail use district, the extension of existing building for loading area with an entrance through residence use portion of plot; premises 119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), Jamaica, Borough of Queens.

617-40-BZ—Reopened July 24, 1951 as Volume II—Application, July 18, 1951, under section 7e of the zoning resolution of Dominick Salvati & Son, for Garfield Park Postal Building Corp., owner, to permit in a residence use district, the erection and maintenance of a United States Post Office (Finance station); premises 1623-1625 East 17th street, east side, 100 ft. south of Avenue P (Block 6780, Lot 77), Borough of Brooklyn.

89-38-BZ—Vol. II—Reopened April 24, 1951 as Volume II—Application, March 28, 1951, under sections 7e, 7f, 21 of the zoning resolution of Herman Kron, applicant, for Isaac T. Flatto, owner, to permit in a business use district portion of a lot located in a residence and business use district, the erection and maintenance of a garage (C area) for more than five motor vehicles using more than the area permitted and with roof parking; premises 714 Cypress avenue and 1682 Palmetto street, southeast corner (Block 3449, part of Lot 6), Ridgewood, Borough of Queens.

188-50-BZ—Application, March 15, 1950, under sections 7c and 7d of the zoning resolution, of Henry Nordheim, applicant, for No. 2 Corporation, owner (V-Marc Dress Co., lessee), to permit store No. 8 located in the retail use district portion of lot to be changed to factory use; premises 1264-1278 St. Lawrence avenue, east side, 58.48 ft. north of Westchester avenue (Block 3786, Lot 13), Borough of The Bronx.

197-51-BZ—Application, February 23, 1951, under section 7c of the zoning resolution, of Lama Proskauer and Prober, applicant, for Rose and Paul Marchesano, owners, to permit in a residence and business use district, the change in occupancy from accessory garage to one family dwelling to garage for two trucks; and from the storage of building materials in yard to parking and storage of three trucks and one pleasure car and the storage of building materials; premises 454-458 Leferts avenue, south side, 99 ft. 1 in. west of Brooklyn avenue (Block 1331, Lot 25), Borough of Brooklyn.

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203-51-BZ—Application, March 26, 1951, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, for Monde Realty Corp., owner, to permit in a residence use, D1 area district, the erection and maintenance of seventeen one family dwellings without the required side yards at both ends of each group, and nearer to the street line than is permitted; premises 65-40 to 65-58 Alderton street, southwest of Elwell Crescent and northwest corner of 66th avenue and 86-01 to 86-15 66th avenue (Block 3135, Lots 1, 89 to 96 inclusive and 6 to 12 inclusive), Forest Hills, Borough of Queens.

243-51-BZ—Application, April 6, 1951, under sections 7c, 7i and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, for Herbert Lang, owner (William Mareno, lessee), to permit in a business use district, the extension of existing accessory building to enclose present open lubrication pit and one new lubrication lift, and also to permit the use of rear of site for the parking of cars waiting to be serviced; premises 90-14 to 90-20 101st avenue and 101-02 to 101-10 91st street, southwest corner (Block 9096, Lots 7, 9), Richmond Hill, Borough of Queens.

543-51-BZ—Application, August 3, 1951, under section 7h of the zoning resolution, of Henry George Greene, applicant, for Gehring Realty Corp., and Ravenast, Inc., owners, to permit in the residence use district portion of a lot located in a residence and retail use district, the extension of existing parking and storage of motor vehicles for a term of years; premises 183-02 to 183-20 Hillside avenue and 88-02 to 88-18 184th street, southwest corner and 88-01 to 88-15 183rd street (Block 9930, Lots 22, 26, 27, 31 and 39), Jamaica, Borough of Queens.

564-51-BZ—Application, August 17, 1951, under section 7h of the zoning resolution, of J. G. L. Molloy, applicant, for C. L. R. Realty Co., Inc., owner, to permit in a residence and business use district, the parking and storage of motor vehicles for a term of years; premises 101-06 Queens boulevard, south side, 37.14 ft. east of 67th road and 100-26 to 100-36 67th road (Block 3171, Lots 19, 21 and 23), Forest Hills, Borough of Queens.

324-51-A—101-111 (103 displayed) 50th street, northeast corner of 1st avenue (Block 780, Lot 1), Borough of Brooklyn.

291-51-A—182-202 Douglas street, south side, 125 ft. east of Bond street (Block 417, Lots 1 and 9), Borough of Brooklyn.

496-51-A—Henry Hudson parkway, center strip, 800 ft. west of West 172nd street (upper and lower levels); (Block 2140, Lot 200), Borough of Manhattan.

465-51-A—4902-4924 2nd avenue, west side, from 49th to 50th streets, 102-170 49th street and 111-169 50th street (1st floor); (Block 780, Lot 1), Borough of Brooklyn.

211-51-A—Transportation of gasoline in trailer tank trucks (2—4800 gallon airport refuelers and 1—1800 gallon airport refueler) in New York City.

557-51-A—42-16 21st street (Van Alst avenue), west side, 115 ft. south of Bridge Plaza South (South Jane street); (Block 457, Lot 162), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 7, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November 7, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

931-50-A—215-04, 215-06, 215-10 and 215-12 69th avenue; 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bay boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-04 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-04, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-04 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-21, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10, 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bayside, Borough of Queens.

563-51-A—106-110 Hudson street and 166 Franklin street northeast corner (2nd floor); (Block 189, Lot 14), Borough of Manhattan.

610-51-A—157-16 20th road and 20-39 Clintonville street southeast corner (Block 4752, Lot 12); 157-20 20th road south side, 109.27 ft. east of Clintonville street (Block 4752, Lot 14); 157-24 20th road, south side, 149.27 ft. east of Clintonville street (Block 4752, Lot 16); 157-25 20th road, south side, 196.83 ft. west of Willets Point boulevard (Block 4752, Lot 23); 157-40 20th road, south side, 156.83 ft. west of Willets Point boulevard (Block 4752, Lot 25); 157-44 20th road, south side, 116.83 ft. west of Willets Point boulevard (Block 4752, Lot 27); 157-50 20th road and 158-25 Willets point boulevard southwest corner (Block 4752, Lot 29), Whitestone, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November 14, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

559-47-BZ—Reopened April 10, 1951 as Volume II—Application, March 12, 1951, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober on behalf of Abe Messinger, owner (Ace Automobile Sales Co., lessee), to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; premises 1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn.

415-50-BZ—Application, June 14, 1950, under section 7 of the zoning resolution, of Joseph A. Doyle, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

166-20-BZ—Reopened May 22, 1951 as Vol. II—Application April 7, 1951, under sections 7c, 7e and 7i of the zoning resolution of George L. Bosquet, applicant on behalf of George F. Rohe, owner (Bay Motors, lessee), to permit in a residence and business use district, the addition of showroom and motor vehicle repair shop to existing non-storage garage for more than five motor vehicles and gasoline service station; premises 209-30 Northern boulevard, south side, 200 ft. east of Oceania street (Block 7309, Lots 13 and 47), Bayside, Borough of Queens.

398-32-BZ—Reopened June 5, 1951 as Vol. II—Application May 22, 1951, under sections 7e and 7i of the zoning resolution of Henry Nordheim, applicant on behalf of Athas Zaharis, owner (Schmidt Brothers, lessees), to permit in a residence and business use district, the con-

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uance of a motor vehicle repair shop; premises 570
st Fordham road and 2514 Hoffman street, southeast
rner (Block 3067, Lot 48), Borough of The Bronx.

4-49-BZ—Reopened and restored to docket for further
aring, order of the Court, September 18, 1951—re Ap-
cation of Paul Friedman, applicant on behalf of Kin-
y Realty, Inc., owner, under sections 7f and 21 of the
ning resolution, to permit in a business use district,
r a term of 21 years, the erection and maintenance of
storage garage for more than five motor vehicles
ing more than the area permitted (previously granted
the Board); premises 54-64 Kermit place and 64-76
st 8th street, southwest corner (Block 5321, Lot 51),
orough of Brooklyn.

51-BZ—Application January 31, 1951, under sections
and 7h of the zoning resolution of Henry Hurwit,
plicant on behalf of 1600 Adams Street Corp., owner,
permit in the residence use portion of a lot, the con-
uance of existing frame building as a motor vehicle
air shop and the parking and storage of motor vehi-
s with a driveway and curb cut (site partially in a
siness use and partially in a residence use district);
emises 1601-1609 Van Buren street, south side, 340 ft.
st of Van Nest avenue (Block 4018, Lot 20) and 1608
lams street, north side, 80 ft. west of East Tremont
venue (Block 4018, Lots 20 and 43), Borough of The
onx.

51-BZ—Application April 10, 1951, under section 7h
the zoning resolution of Max Horn, applicant on be-
f of Mathilde A. Brauer, owner, to permit in a resi-
ce use district, the parking and storage of motor
icles for a term of years; premises 120-09 New York
ilevard, east side, 40 ft. south of 120th avenue (Block
78, Lot 26), Jamaica, Borough of Queens.

51-BZ—Application April 10, 1951, under section 7h
the zoning resolution, of Max Horn, applicant on be-
f of Sophie Hausser, owner, to permit in a residence
district, the parking and storage of motor vehicles,
a term of years; premises 120-48 166th street, west
e, 274.43 ft. north of Baisley boulevard (Block 12381,
t 72), Jamaica, Borough of Queens.

51-BZ—Application May 25, 1951, under section 7e
the zoning resolution, of Burke, Morrison and Green,
licants, on behalf of Foreland Realty Corp., owner,
permit in a residence use district, the erection of
iness signs, for a term of years; premises 35-02 to
14 Crescent street, southwest corner of 35th avenue
ock 338, Lot 26), Long Island City, Borough of
eens.

51-BZ—Application June 1, 1951, under sections 7c,
and 21 of the zoning resolution of Sidney Daub, appli-
t on behalf of Level Realty Corp., owner (Alexander's
partment Stores, Inc., lessee), to permit in a residence
B area district, the change in occupancy from resi-
ce use to commercial use in conjunction with adjoin-
store, using more than the permitted area, with an
rance more than the permitted distance from inter-
ion; premises 2520 Creston avenue, east side, 276.42 ft.
th of East 190th street (Block 3167, Lot 22), Bor-
h of The Bronx.

51-A—2520 Creston avenue, east side, 276.42 ft. north
East 190th street (Block 3167, Lot 22), Borough of
e Bronx.

49-A—Vol. II—60 Broadway, southeast corner of
the avenue (2nd floor, Gretsches Building No. 4);
ock 2130, Lot 5), Borough of Brooklyn.

51-A—Appeal from a decision of the fire commis-
er, re transportation, storage and sale of combustile
ture, known as Revlon Nail Enamel Remover in
s containers, in New York City (quantity in contain-

ers not in conformity with Administrative Code require-
ments).

83-51-A—1601-1609 Van Buren street, south side, 340
ft. east of Van Nest avenue (Block 4018, Lot 20), Bor-
ough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing
Wednesday afternoon, November 14, 1951, at 2 o'clock in
Room 1013, Municipal Building, Manhattan, on the follow-
ing matters:

918-22-SA—Vol. II—Williams Oil-O-Matic Oil Burner,
Model HP-3A (reopened September 13, 1949 re amend-
ment of resolution as to marketing of Williams-Oil-O-
Matic Oil Burner Model A under the trade name Cole-
man—Model 804).

742-50-SM—Sussman Syphon-Cap (Ventilator Cap Sta-
tionary Type).

474-50-SA—Haughton Type K Bar Interlock.

123-51-SM—Dynel Fabric Style 3060 Dynel Chevron.

425-51-SA—Alstrom Safeguard Oil Preheater—Model
DT.

597-51-SM—Cover Crete Finish Plaster (hard finish on
concrete).

996-38-SM—Nu-Wood Insulating Fiber Board (reopened
October 3, 1950 re amendment of resolution to include
½ inch Asphalt Coated and Asphalt Impregnated Nu-
Wood Sheathing).

237-51-A—116-162 Imlay street, west side, from Com-
merce to Verona streets, 111-121 Commerce street and
122-132 Verona street (1st, 5th and 6th floors); (Block
515, part of Lot 61), Borough of Brooklyn.

336-51-A—982 East 55th street, west side, 55 ft. north
of Avenue H (Block 7738, Lot 77), Borough of Brooklyn.

576-51-A—30-30 Northern boulevard, south side, 570.43
ft. east of 41st avenue (basement); (Block 239, Lot 60),
Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 20, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing
Tuesday morning, November 20, 1951, at 10 o'clock in
Room 1013, Municipal Building, Manhattan, on the follow-
ing matters:

838-50-BZ—Application, November 22, 1950, under sec-
tion 7e of the zoning resolution, of R. V. Perotto, appli-
cant, on behalf of Attilio Bonassin, owner, to permit in
a local retail use district, the erection and maintenance
of a gasoline service station, motor vehicle repairs, car
washing, lubritorium and accessory sales; premises 3767-
3777 Nostrand avenue and 2925-2933 Avenue Y, north-
east corner (Block 7422, Lot 46), Borough of Brooklyn.

201-51-BZ—Application, February 2, 1951, under sections
7f and 7i of the zoning resolution, of Samuel Juster, appli-
cant, on behalf of David D. Cantor, owner, to permit in
a retail use district, the erection and maintenance of a
gasoline service station, auto laundry, lubritorium, ac-
cessories, motor vehicle repairs and office for a term of
fifteen years; premises 1585-1611 Ralph avenue and 6001-
6005 Farragut road, northeast corner and 512-534 East
78th street (Block 7956, Lot 1), Borough of Brooklyn.

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354-45-BZ—Vol. II—Reopened September 18, 1951—for consideration as to new proposal—re Application of Lama, Proskauer and Prober, applicants, on behalf of L. and R. Realty Co., Inc., owner, under section 7c of the zoning resolution, to permit partly in a business use and partly in a residence use district, the proposed change in occupancy from public garage, office and gas station to factory use, using more than the permitted area for manufacturing use; premises 341-347 Reid avenue and 63-79 Marion street, northeast corner (Block 1692, Lot 1), Borough of Brooklyn.

1051-21-BZ—Reopened June 5, 1951 as Volume II—Application, May 21, 1951, under sections 7c, 7e and 7f of the zoning resolution of Anthony T. Nappi, for Mary Nappi, owner, to permit in a residence and business use district, the additional use of a gasoline service station, auto washing, lubrication, sale of auto accessories and office; and the parking of motor vehicles waiting to be serviced—to existing garage for more than five motor vehicles and motor vehicle repair shop; premises 1820-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

109-34-BZ—Reopened February 14, 1951 as Volume II—Application, January 30, 1951, under section 7i of the zoning resolution of Morton S. Cahn, for Louis Feierstein, owner, to permit in a business use district, the addition of motor vehicle repairing to existing gasoline service station, sales and auto accessories, greasing, auto laundry, and office; and the parking for ten cars; premises 64-40 Myrtle avenue and 72-02 Cypress Hills street, southwest corner (Block 3594, Lot 7), Glendale, Borough of Queens.

554-51-BZ—Application, August 3, 1951, under sections 7c, 7h and 21 of the zoning resolution, of Lehman and Fitzsimons, for Roland Realty and Construction Corporation, owner, to permit in the local retail use, C area district portion of plot, the maintenance of existing building by the conversion of loading areas to store areas constituting an extension of use into residence use district and makes the coverage more than is permitted; and to permit the parking of automobiles in the residence use portion of plot for patrons and employees—no fee to be charged; premises 138-18 to 138-38 Northern boulevard, south side, 150.38 ft. east of Union street (Block 5010, Lot 28), Flushing, Borough of Queens.

627-51-BZ—Application, September 13, 1951, under sections 7e, 7f, 7h and 7i, of the zoning resolution of Paul Friedman, for Benson Chevrolet, Inc., owner (General Outdoor Advertising Co., lessee), to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop incident to authorized automobile dealer's use, including a non-storage garage for more than five, but not more than seventy motor vehicles; an automobile showroom for authorized automobile dealer; storage sale and display of more than five but not more than twenty-five used motor vehicles; free parking of more than five but less than thirty motor vehicles for patrons and employees only, office, conference room and storage of bulk auto parts; with a roof sign not in conformity with Zoning Resolution; premises 1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (Block 6341, Lot 30), Borough of Brooklyn.

628-51-A—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (mezzanine); (Block 6341, Lot 30), Borough of Brooklyn.

7-44-BZ—Reopened October 23, 1951—for consideration as to extension of time to complete—re Application of B. J. Farrell, for Department of Public Works, owner, under section 21 of the zoning resolution, to permit in a

residence use, E and F area district and also one-half and one times height district, the erection and maintenance of a building, accessory to a hospital group, not complying with the one-half times height, F area setback from street lines and F area coverage and floor area requirements of the zoning resolution; premises 161-25 Grand Central parkway, north side, from 161st street to 164th street (Block 6858, Lot 1), Jamaica, Borough of Queens.

448-48-BZ—Reopened October 23, 1951—for consideration as to extension of time to complete—re Application of Henry Nordheim, applicant on behalf of Rosina S. Maute, owner, under section 7e of the zoning resolution, to permit in a residence use district, for a term of years, the change in occupancy from clubhouse to factory; premises 290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

597-44-BZ—Vol. II—Reopened July 17, 1951 as Volume II—Application, June 12, 1951, under sections 7c and 7h of the zoning resolution of Lama, Proskauer and Prober, applicant, for Ben Portnoy, owner, to permit in the residence use portion of a lot located in a residence and unrestricted use district the parking and storage of motor vehicles; premises 2987-2997 Atlantic avenue and 205-221 Elton street, northeast corner (Block 3955, Lot 48), Borough of Brooklyn.

100-48-BZ—Vol. II—Reopened July 10, 1951 as Volume II—Application, September 11, 1950, under sections 7c and 7i, of the zoning resolution of Henry Nordheim, applicant, for John H. Bush, owner, to permit in a business use district the conversion of a building on plot into a motor vehicle repair shop; premises 1933-1959 Webster avenue, 1876-1892 Valentine avenue and 350-360 East 178th street, south side, from Valentine to Webster avenues (Block 2815, Lot 1), Borough of The Bronx.

319-51-BZ—Application, April 17, 1951, under section 21 of the zoning resolution of Charles Abrahams, applicant, for Max Engel and Louis Pelzig, owners, to permit in an unrestricted use, C area district, the extension of existing building using more than the area permitted; premises 188-204 Dupont street, south side, 100 ft. east of Oakland street (Block 2497, Lots 10, 11, 12, 13 and 14), Borough of Brooklyn.

348-51-BZ—Application, May 2, 1951, under sections 7c and 7i of the zoning resolution of Oswald Fischer, applicant, for Carlo Castoro and Frank Macchia, owners, to permit in a business use district the reconstruction and extension of existing gasoline service station, lubritorium, motor vehicle repairs and sale and storage of accessories, with a curb cut more than the permitted distance from intersection; premises 88-20 to 88-24 Astoria boulevard, southwest corner of 89th street (Block 1362, Lots 1 and 10), Jackson Heights, Borough of Queens.

392-51-BZ—Application, May 25, 1951, under section 7c of the zoning resolution of Burke, Morrison and Green, applicant, for R. Stutzmann and Son, Inc., owner, to permit the extension of existing business use (funeral chapels) in the retail use district portion of lot to be extended into the residence use portion of the lot; premises 224-39 Jamaica avenue, north side, 174.87 ft. east of 224th street (Block 10743, Lot 110), Queens Village, Borough of Queens.

393-51-A—224-39 Jamaica avenue, north side, 174.87 ft. east of 224th street (Block 10743, Lot 110), Queens Village, Borough of Queens.

413-51-BZ—Application, June 12, 1951, under section 7h of the zoning resolution of Joseph Lau, applicant, for M. Brand and Sons, Inc., owner, to permit on the unbuilt upon portion of a plot located in a residence use district

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the parking and storage of motor vehicles, for a term of five years; premises 411-417 East 48th Street, north side, 135 ft. east of 1st avenue and 410-412 East 49th street (Block 1360, Lot 8), Borough of Manhattan.

538-51-BZ—Application, August 1, 1951, under section 7e of the zoning resolution of James E. Casale, applicant, for Ambrose Day, owner, to permit in a residence use district the change in occupancy from residence use to a commercial building (offices); premises 135 East 36th street, northwest corner of Lexington avenue (Block 892, Lot 19), Borough of Manhattan.

539-51-A—135 East 36th street, northwest corner of Lexington avenue (5th floor); (Block 892, Lot 19), Borough of Manhattan.

588-51-BZ—Application, August 7, 1951, under section 7c of the zoning resolution of Howard H. Snyder, applicant, for Hotel St. George Corp., owner, to permit in the residence use district portion of a plot located in a residence and business use district a business use (photographer's studio); premises entire block bounded by Clark, Hicks, Pineapple and Henry streets, 41-69 Clark street, 92-100 Henry street, 46-82 Pineapple street and 101-121 Hicks street (Block 231, Lot 1), Borough of Brooklyn.

01-51-BZ—Application August 24, 1951, under sections 7i, 7j, 7A and 7h of the zoning resolution of Lama, Proskauer and Prober, applicant, for Halding Development Corp., owner, to permit in a business use district the construction and maintenance of a gasoline service station, lubricatorium, auto laundry, storage and sale of accessories, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, with an entrance more than the permitted distance from intersection; premises 52-01 to 162-09 43rd avenue and 42-39 to 42-47 162nd street, Northeast corner (Block 5393, Lot 1), Flushing, Borough of Queens.

1-51-A—5002-5014 14th avenue, southwest corner of 10th street (1st and 2nd floors); (Block 5649, Lot 38), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 20, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 20, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

4-51-SA—Hoyt Gas Fired Laundry Drying Tumbler—Model GFD (Gas Fired DeLuxe).

3-51-SM—"Eraydo Alloy" Zinc Cavity Wall Tile—Model 148-EA.

0-51-SA—Stop-Fire Automatic Ceiling Type Fire Extinguisher—Model SP-30.

0-51-A—162-164 West 48th street, south side, 140 ft. east of 7th avenue (2nd, 3rd and 4th floors); (Block 10, Lots 58 and 158), Borough of Manhattan.

50-A—43-04 Marathon Parkway (249th street), southwest corner of 43rd avenue (Block 10666 (8118), Lot 6), Bayside Neck, Borough of Queens.

0-51-A—61-43 Borden avenue, north side, 138.19 ft. east of 64th street (attic floor); (Block 2366, Lot 51), Bayside, Borough of Queens.

0-51-A—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue (Block 1220, Lot 63), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 27, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 27, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

296-32-BZ—Reopened July 17, 1951 as Volume IV—Application, November 15, 1950, under sections 7e, 7f and 7A of the zoning resolution of Paul Friedman, for Kings Bay Realty Corporation, owner (Irving Saltz and Edmund Papano, lessees); (conditional vendee; Regal Properties, Inc.), to permit in the business use district portion of a plot partly in a residence use district, and partly in a business use district, for a term of ten years, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, office and sale of accessories with curb cuts and sign more than the permitted distance from the intersection; premises 115-123 Kings Highway, and 1626-1640 Stillwell avenue, northwest corner (Block 6253, Lot 21), Borough of Brooklyn.

410-51-BZ—Application, June 11, 1951, under section 7e of the zoning resolution of Robert J. Farrington, for Gertrude Waxenbaum, owner, to permit in a residence use district, the change in occupancy from club and one family dwelling to funeral home; premises 1011 Pelham Parkway, northeast corner of Esplanade (Westchester); (Block 4365, Lot 5), Borough of The Bronx.

226-41-BZ—Reopened July 24, 1951 as Volume II—Application, July 18, 1951, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, for Joseph T. Donohue, owner, to permit in a residence use, B area district, the extension of one story altered building, for use as a store, using more than the area permitted; premises 60-62 East 86th street, south side, 134 ft. 5½ in. east of Madison avenue (Block 1497, Lots 48 and 48½), Borough of Manhattan.

460-51-BZ—Application, June 21, 1951, under sections 7f, 7i and 7h of the zoning resolution, of Henry George Greene, for Jerry I. Kaufman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, sale of accessories, lubricatorium, car washing, motor vehicle repairs, and office; and to permit the parking and storage of more than five motor vehicles; premises Northwest corner East 162nd street and Park avenue, also northeast corner East 162nd street and Teller avenue (Block 2422, Lot 59), Borough of The Bronx.

815-26-BZ—Reopened May 22, 1951 as Volume III—Application, May 2, 1951, under section 7i of the zoning resolution of Robert Gottlieb, for 450 Southern Boulevard Realty Corporation, owner, to permit in a business and unrestricted use district, the change in occupancy from trade school to motor vehicle, body and fender repair shop; premises 450 Southern boulevard, west side, 66 ft. north of East 145th street and 825 East 145th street (Block 2600, Lot 28), Borough of The Bronx.

433-29-BZ—Reopened June 5, 1951 as Vol. III—Application, May 4, 1951, under sections 7i and 21 of the zoning resolution of Lama, Proskauer and Prober, for Sol Linchytz, owner (Richard Motors, lessee), to permit in a business use, C area district, the extension of existing building using more than the area permitted and the addition of touch up painting and spraying to existing motor vehicle repair shop, wheel alignment, brake-testing and lubrication; premises 807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue (Block 1429, Lots 56, 59, 60 and 61), Borough of Brooklyn.

472-37-BZ—Reopened April 10, 1951 as Volume III—Application, March 12, 1951, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, for Salvatore Castagna, owner (Volpe Broth-

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ers, lessee), to permit in a residence use, D area district, the erection and maintenance of a storage garage for more than five motor vehicles, lubritorium, auto laundry, motor vehicle repair shop and office, using more than the area permitted, on plot with an existing gasoline service station, lubritorium, car washing and office; premises 178-198 28th avenue and 2765-2773 Cropsey avenue, northeast corner (Block 6915, Lots 42, 49, 51 and 151), Borough of Brooklyn.

407-51-BZ—Application, May 22, 1951, under sections 21 and 19b of the zoning resolution, of J. Herbert Burmeister, applicant, on behalf of Lana Development Corp., owner, to permit in a residence use, D area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the Zoning Resolution as to rear yards and with parking and garage spaces as calculated for the development as a unit instead of individual buildings; premises 182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens.

408-51-A—182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens.

508-51-BZ—Application, July 20, 1951, under sections 7c and 21 of the zoning resolution, of E. J. Cappello, applicant, for John B. Brennan, owner, to permit in residence use, G1 area district, the change in occupancy from one family dwelling to two family dwelling, and the erection of an extension nearer to lot line than is permitted; premises 41-12 170th street, west side, 87 ft. south of 41st avenue (Block 5346, Lot 31), Flushing, Borough of Queens.

590-51-BZ—Application, August 15, 1951, under sections 7c and 7e of the zoning resolution, of Samuel A. Hertz, applicant, for Rosirv Realty Corp., owner (Rachel Horowitz, lessee), to permit in the residence use district portion of a lot located in a residence and business use district, a curb cut and driveway to be used by existing hardware store for loading and unloading; and to permit the existing wooden shed over rear yard in residence and business use district portion to remain; premises 4309 Broadway, west side, 37 ft. 3½ in. south of West 184th street and 710 West 184th street (Block 2180, Lots 114 and 115), Borough of Manhattan.

591-51-A—4309 Broadway, west side, 37 ft. 3½ in. south of West 184th street and 710 West 184th street (1st floor, shed at rear and balcony); (Block 2180, Lots 114 and 115), Borough of Manhattan.

272-49-BZ—Reopened October 30, 1951—for consideration as to extension of term of variance—re Application of Joseph B. Klein, applicant, on behalf of Celestino Boggia Ricotto, owner, under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than five motor vehicles; premises 5-7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49 and 51), Borough of Manhattan.

458-38-BZ—Reopened January 9, 1951 as Volume II—Application, December 12, 1950, under sections 7e, 7h

and 21, of the zoning resolution of Henry Nordheim, applicant, for Frank Memola, owner, to permit in residence use district, the addition of parking and storage of motor vehicles to existing car washing and greasing (lubritorium); premises 1800 Cross Bronx expressway and 1376 Beach avenue, southeast corner (Block 3881, Lot 11), Borough of The Bronx.

438-39-BZ—Reopened July 17, 1951 as Volume III—Application, June 27, 1951, under sections 7c and 7f, of the zoning resolution of Lama, Proskauer and Prober, applicants, for Fannie Wolf, owner, to permit in a business use district, the extension in use and area of existing gasoline service station, lubritorium, auto laundry and store, to include motor vehicle repair shop; premises 4312-4318 Church avenue, south side, 40 ft. 8 in. west of Troy avenue (Block 4897, Lots 7 and 10), Borough of Brooklyn.

1002-40-BZ—Reopened October 3, 1951 as Volume II—Application, August 6, 1951, under section 7i, of the zoning resolution of David Weinberg, applicant, for Harold Swain, owner (Alamac Motors, lessee), to permit in a business use district, the extension of existing motor vehicle repair shop to adjoining building presently used as a motor vehicle show room, for a term of five years; premises 1546-1552 Jerome avenue, east side, 241.79 ft. south of East Mt. Eden avenue (Block 2846, Lot 21—formerly Lots 23, 24, 25 and part of Lots 26 and 26), Borough of The Bronx.

822-45-BZ—Reopened September 27, 1949 as Volume I—Application, August 15, 1947, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, for Max Blatman, owner, to permit in a business use district, the change in occupancy from public market to laundry (curtain cleaning business); (previously denied by the Board); premises 1573-1575 McDonald avenue, east side, 140 ft. north of Avenue N (Block 6564, Lot 58), Borough of Brooklyn.

229-49-BZ—Reopened September 11, 1951 as Volume I—Application, July 2, 1951, under 7h of the zoning resolution, of Joseph B. Klein, applicant, for Peter Feinberg, owner, (Milton Zellermyer, lessee), to permit in the residence use district portion of plot, the parking of motor vehicles for a term of years, for patrons and employees—no fee to be charged; premises 1677 Bruchner boulevard, northwest corner of Fteley avenue (Block 3721, Lots 1 and 8), Borough of The Bronx.

367-51-BZ—Application, May 9, 1951, under sections 7c and 7i of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, for Flood Oldsmobile Co. Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used as an automobile show-room, sales-room, motor vehicle repairs, auto-painting, welding, body repairs, parts storage and office; and to permit a gasoline service station and the sale and display of used cars on open portion of lot (for franchised Oldsmobile dealer); premises 14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (Block 3659, Lot 1), Borough of Brooklyn.

368-51-A—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (2nd floor); (Block 3659, Lot 1), Borough of Brooklyn.

471-51-BZ—Application, June 15, 1951, under sections 7c and 21 of the zoning resolution, of Herman M. Co. applicant, for Level Realty Co., Inc., owner (Alexander Department Store, lessee), to permit in a retail 1 use district, the extension of existing department store with proposed relocation of fire wall and proposed fifth floor; premises 121-137 Fordham road, north side, from Creston avenue to Grand Concourse, 2508-2514 Creston av-

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nue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

472-51-A—121-137 Fordham road, north side, from Grand Concourse to Creston avenue, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

609-51-BZ—Application, September 12, 1951, under sections 21 and 7e of the zoning resolution, of Forst and Forst, applicants, for Artmar Realty Corp., owner (82-73 Res, Inc., lessee), to permit in the local retail use district portion of lot located in a residence and local retail use district, a cabaret; premises 82-73 Parsons boulevard and 158-02 to 158-10 82nd drive, southeast corner (Block 6859, Lot 14), Jamaica, Borough of Queens.

19-51-A—82-73 Parsons boulevard, southeast corner of 82nd drive (Block 6859, Lot 14), Jamaica, Borough of Queens.

633-51-BZ—Application, September 20, 1951, under section 21 of the zoning resolution, of Albert E. Wheeler, applicant for William M. Bristol, Jr., owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage nearer to the street line than is permitted, and the enclosure of an existing terrace nearer to the street line than is permitted; premises West 252nd street, north side, 218.09 ft. west of Independence avenue and 5200 Sycamore avenue (Block 3424, Lot 359), Borough of The Bronx.

NOVEMBER 27, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 27, 1951*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

490-51-A—Foot of Kent street, 527 ft. 5½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

489-51-A—Foot of Huron street, 643 ft. west of West street (Block —, Lot —), Borough of Brooklyn.

491-51-A—Foot of Java street, 544 ft. 1½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

159-51-A—32-09 Douglaston parkway (also known as 600 West drive), northeast corner of Manor road (Block 8031, Lot 1), Douglaston, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

DECEMBER 4, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 4, 1951*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

436-37-BZ—Reopened July 17, 1951 as Volume II—Application, June 21, 1951, under sections 7f and 7h of the zoning resolution of Henry George Greene, for Amp Auto Service, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing lubritorium, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot; premises 239-255 East 3rd street, north side, 90 ft. west of Avenue C, 292-298 East 4th street, south side, 90 ft. west of Avenue C (Block 386, Lots 32 and 33), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

DECEMBER 18, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 18, 1951*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

787-50-BZ—Application, October 16, 1950, under section 7c of the zoning resolution of Simeon Heller, for Anna Di Agostino, owner (Jerry and Leonardo, Inc., lessee), to permit in a business use district, the extension of (in use and area), an existing gasoline service station and motor vehicle repair shop (previously granted by the Board for a term of years—expires June 28, 1951), to be used as a gasoline service station, office, salesroom, motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of the Meeting of October 23, 1951.)

168-50-BZ

APPLICANT—Burke, Morrison and Green, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e, 7f and 7h

of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office and the parking of more than five motor vehicles waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—175-22 to 175-32 Horace Harding boulevard and 61-02 to 61-16 Utopia parkway, southwest corner (Block 6891, Lots 32 and 35), Flushing, Borough of Queens.

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APPEARANCES—

For Applicant: Meyer Kraushaar.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE TO REOPEN, EXTEND TIME AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative: 0

THE RESOLUTION (168-50-BZ)

WHEREAS, this application under section 7e, 7f and 7h of the zoning resolution, to permit in residence and retail use districts the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office and to permit the parking of more than five motor vehicles waiting to be serviced, for a term of fifteen (15) years; affecting premises 175-22 to 175-32 Horace Harding boulevard and 61-02 to 61-16 Utopia parkway, southwest corner (Block 6891, Lots 32 and 35), Flushing, Borough of Queens was granted by the Board, October 31, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to complete.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 31, 1950, by adding thereto:

"... that in the event the owner desires to reduce the size of the accessory building from approximately 54 ft. to 42 ft., but otherwise similar in construction, design and arrangement except for the omission of one bay with one (1) hydraulic lift, such reduction in length may be permitted as proposed and as indicated on revised amended plans marked "Received October 11, 1951," (2 sheets), on condition that in all other respects the requirements of the resolution adopted October 31, 1950, shall be complied with and that the planting area shall be extended from Utopia parkway to the easterly wall of the shortened accessory building; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. 771-50)."

571-50-BZ

APPLICANT—William R. Shirley, for Safeway Stores, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under sections 7c, 7e and 21, to permit in a residence and business use district, the erection and maintenance of a business building (retail food store), using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—205-211 Sumner avenue and 826-834 Lafayette avenue, southeast corner (Block 1609, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold A. Arbeit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, time to complete extended and resolution amended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (571-50-BZ)

WHEREAS, this application under sections 7c, 21 and 7e of the zoning resolution, to permit in residence and business use districts the erection and maintenance of a business build-

ing (retail food store), using more than the area permitted and without the required rear yard, and with a sign structure, (pylon), not permitted, affecting premises 205 to 211 Sumner avenue, and 826 to 834 Lafayette avenue, southeast corner (Block 1609, Lot 5), Borough of Brooklyn, was granted by the Board December 19, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to complete.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 19, 1950, in so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved by the borough superintendent and permits issued and the work partially completed, that all permits shall be obtained and all work completed within one (1) year from the date of this resolution;"

And add to the resolution:

"... that the space under the driveway to the south may be excavated and incorporated as part of the cellar, as indicated on revised plans marked "Received September 28, 1951," (3 sheets), and as passed upon by the borough superintendent under N.B. Applic. 1149-50, Obj. 1, on condition that in all other respects the resolution adopted by the Board December 19, 1950, shall be complied with."

223-16-BZ—Vol. III

APPLICANT—J. Paul Frampton, for Malbone Garage, Inc., owner.

SUBJECT—Application for consideration—reopening for consideration of restoration to use as garage—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, to permit in a business use district, the change of occupancy of garage for more than five motor vehicles, (previously granted by the Board) to garage for more than five motor vehicles, gasoline service station, lubritorium and office.

PREMISES AFFECTED—172-186 Empire boulevard, south side 190 ft. east of Bedford avenue (Block 1314, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. Paul Frampton.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider restoration of the garage use in the building.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

83-17-BZ—Vol. II

APPLICANT—Imre Chairman, for Samuel Begon, owner, Isador Ferleger, lessee.

SUBJECT—Application for consideration—reopening and consideration of change of use and extension of area—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use, B area district, the erection of three stores with one for use as launderette (previously granted on condition for conversion of portion of slaughter house into stores).

PREMISES AFFECTED—581 Howard avenue, east side 100 ft. 5 in. south of Pitkin avenue (Block 3512, Lot 35), Borough of Brooklyn.

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APPEARANCES—

For Applicant: Imre Chairman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider change of use and extension of area.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

556-26-BZ—Vol. III

APPLICANT—Fred C. Dahlem, for Avonzel Corporation, owner (Connor Realty Corp., lessee).

SUBJECT—Application for consideration—reopening to consider extension of area—re Application (decision of the borough superintendent) under sections 7e, 7f and 7h of the zoning resolution, to permit in a business use, B area district, the reconstruction of existing gasoline station, lubritorium, parking and storage of more than five motor vehicles and car washing, office and erection and extension of new accessory building and increase in area of site (previously granted on condition for smaller area).

PREMISES AFFECTED—2418 Amsterdam avenue and 501 West 180th street, northwest corner (Block 2152, Lots 82, 83, 84 and 85) Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of area and additional use.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

179-28-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for Shell Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and consideration of additional use—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use, D area district, the inclusion of minor repairs and car washing in an existing gasoline service station (previously granted on condition).

PREMISES AFFECTED—2504-2508 Boston Post road and 751-773 Mace avenue, northeast corner, and 2501 Wallace avenue (Block 4435, Lots 4 and 5), Borough of the Bronx.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application as Vol. II, subject to the regular procedure, to consider additional use.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

86-37-BZ—Vol. IV

APPLICANT—Herman Kron, for 711 Westchester Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening and consideration of revised proposal—re Application

(decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler-room and office and to permit the parking of more than five motor vehicles waiting to be serviced (previously denied for parking and storage of more than five motor vehicles and for erection of gasoline service station).

PREMISES AFFECTED—711-729 Westchester avenue, west side, 128.75 ft. north of Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV to consider revised proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

132-42-BZ—Vol. II

APPLICANT—Morton S. Cahn, for Evadne, Incorporated, owner.

SUBJECT—Application for consideration—reopening to consider new proposal—re Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the parking of cars for patrons of theatre in vicinity, no fees to be charged (previously denied for parking and storage of more than five motor vehicles).

PREMISES AFFECTED—37-36 83rd street, west side, 240 ft. south of 37th avenue (Block 1470, Lot 24), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider new proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

578-42-BZ—Vol. II

APPLICANT—Maxfield Blaufeux, for Laponzina Associates, Inc., owner; Ridgeway Automotive Service, lessee.

SUBJECT—Application for consideration—reopening to consider additional use—re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution for a term of two years, to permit in a business use district the parking and storage of more than five motor vehicles and also the continuance of use of part of plot for the display and sale of used cars.

PREMISES AFFECTED—6802-6810 Ft. Hamilton parkway, southwest corner of 68th street (Block 5771, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaufeux.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened as Vol. II to consider additional use, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

7-44-BZ

APPLICANT—B. J. Farrell, Director, Division of Buildings, Department of Public Works, for City of New York, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, to permit in a residence use, E and F area, Class $\frac{1}{2}$ and 1-times height district, the erection and maintenance of a building accessory to a hospital group, not complying with the $\frac{1}{2}$ times height district, F area setback from street lines and F area plot coverage and floor area requirements of the zoning resolution.

PREMISES AFFECTED—161-25 Grand Central parkway, north side, from 161st street to 164th street (Block 6858, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: S. H. Greenhill.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing November 20, 1951, 10 A.M. to consider reaffirming resolution adopted February 1, 1944, waiving all requirements except a new decision of the borough superintendent and to permit two publications in the Bulletin.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

448-48-BZ

APPLICANT—Henry Nordheim, for Rosina S. Maute, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, for a term of years, to permit in a residence use district, the change in occupancy from clubhouse to factory.

PREMISES AFFECTED—290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on November 20, 1951, 10 A.M. waiving all requirements except a new decision of the borough superintendent and to permit two publications in the Bulletin.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

915-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Mary DeServia, owner.

SUBJECT—Application for consideration—reopening and consideration of additional use—re Application (decision of the borough superintendent) previ-

ously granted on condition under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, office and accessory sales, for a term of ten years.

PREMISES AFFECTED—78-09 to 78-19 31st avenue and 30-66 79th street, northwest corner (Block 1127, Lot 40), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure, to consider additional use.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

868-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Max Geffner, owner.

SUBJECT—Application for consideration—reopening and consideration of changes and additional use—re Application (decision of the borough superintendent) previously granted on condition under sections 7f and 7i of the zoning resolution, permitting in a residence and retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop with entrance, show window and sign more than the permitted distance from intersection, for a term of 15 years.

PREMISES AFFECTED—224-02 to 224-06 Merrick boulevard and 134-01 to 134-17 224th street, southeast corner (Block 13105, Lots 33, and 41), Laurelton Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure, to consider changes and additional use.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, Chief Clerk

REGULAR MEETING

TUESDAY MORNING, OCTOBER 30, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 9, 1951, were approved as printed in the Bulletin of October 16, 1951, Vol. 36, No. 42.

ZONING APPLICATIONS.

1051-21-BZ—Vol. II

APPLICANT—Anthony T. Nappi, for Mary Nappi, owner.

SUBJECT—Application reopened June 5, 1951—re Application (decision of the borough superintendent under sections 7c, 7e and 7f of the zoning resolution, to permit in a residence and business use district, the additional use of a gasoline service sta-

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tion, auto washing, lubrication, sale of auto accessories and office and the parking of motor vehicles waiting to be serviced—to existing garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—1820-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony T. Nappi.

For Opposition: William Scheinberg, Abram Shlestein, Aaron Rosenthal, Salvatore Muriella and Arthur H. Helgesen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 20, 1951, 10 A.M. for inspection and decision without further argument.

815-26-BZ—Vol. III

APPLICANT—Robert Gottlieb, for 450 Southern Boulevard Realty Corp., owner.

SUBJECT—Application reopened May 22, 1951—re Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business and unrestricted use district, the change in occupancy from trade school to motor vehicle, body and fender repair shop.

PREMISES AFFECTED—450 Southern boulevard, west side, 66 ft. north of East 145th street and 825 East 145th street (Block 2600, Lot 28), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb, Edward Fleischman and Frank Fleischman.

For Opposition: Winifred Navarro.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to November 27, 1951, at 10 A.M. for inspection and decision without further argument.

133-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Sol Linchytz, owner (Richard Motors, lessee).

SUBJECT—Application reopened June 5, 1951—re Application (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a business use, C area district, the extension of existing building using more than the area permitted, and the addition of touch up, painting and spraying to existing motor vehicle repair shop, wheel alignment, brake-testing and lubrication.

PREMISES AFFECTED—807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue (Block 1429, Lots 56, 59, 60 and 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Sol Linchytz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 27, 1951, at 10 A.M. for inspection and decision without further argument.

06-32-BZ—Vol. IV

APPLICANT—Paul Friedman, for Kings Bay Realty Corp., owner (Irving Saltz and Edmund Papano, lessees); (conditional vendee: Regal Properties, Inc.).

SUBJECT—Application reopened July 17, 1951—re Appli-

cation (decision of the borough superintendent) under sections 7e, 7f and 7A of the zoning resolution, to permit in the business use portion of a plot partly in a residence use district and partly in a business use district for a term of ten years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sale of accessories with curb cuts and sign more than the permitted distance from the intersection.

PREMISES AFFECTED—115-123 Kings highway, and 1626-1640 Stillwell avenue, northwest corner (Block 6253, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: I. M. Silberman, Meyer Smolen, Morris Gershenhorn, Richard White, Edmund Papano and Charlotte Werner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 27, 1951, 10 A.M. for inspection and decision without further argument.

436-37-BZ—Vol. II

APPLICANT—Henry George Greene, for Amp Auto Service, Inc., owner.

SUBJECT—Application reopened July 17, 1951—re Application (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—239-255 East 3rd street, north side, 90 ft. west of Avenue C, 292-298 East 4th street, south side, 90 ft. west of Avenue C (Block 386, Lots 32 and 33), Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy, Herbert Kain and Al Margulies.

For Opposition: J. E. Greenberg and R. E. Perin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 4, 1951, 10 A.M. for applicant to file revised plans.

472-37-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Salvatore Castagna, owner (Volpe Brothers, lessee).

SUBJECT—Application reopened April 10, 1951—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a storage garage for more than five motor vehicles, lubritorium, auto laundry, motor vehicle repair shop and office, using more than the area permitted, on plot with an existing gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—178-198 28th avenue and 2765-2773 Cropsey avenue, northeast corner (Block 6915, Lots 42, 49, 51 and 151), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Salvatore Castagna.

For Opposition: Salvatore J. Carletta and James J. Milo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 27, 1951, at 10 A.M. for inspection and decision without further argument.

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617-40-BZ—Vol. II

APPLICANT—Dominick Salvati & Son, for Garfield Park Postal Building Corp., owner.

SUBJECT—Application reopened July 24, 1951—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a United States Post Office (Finance Station).

PREMISES AFFECTED—1623-1625 East 17th street, east side, 100 ft. south of Avenue P (Block 6780, Lot 77), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 7, 1951, at 10 A.M. for decision; applicant to be notified. Hearing previously closed.

226-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph T. Donohue, owner.

SUBJECT—Application reopened July 24, 1951—re application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the extension of one story altered building, for use as a store, using more than the area permitted.

PREMISES AFFECTED—60-62 East 86th street, south side, 134 ft. 5½ in. east of Madison avenue (Block 1497, Lots 48 and 48½), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Frederick P. Cody.

For Opposition: Herbert Waxman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to November 27, 1951, at 10 A.M. for applicant to determine name of lessee and the type of business.

559-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abe Messinger, owner (Acc Automobile Sales Co., lessee).

SUBJECT—Application reopened April 10, 1951—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs and office.

PREMISES AFFECTED—1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Benjamin B. Robin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 14, 1951, at 10 A.M. for applicant to file a complete plan of the entire premises showing the building previously granted and the proposed new construction.

415-50-BZ

APPLICANT—Joseph A. Doyle, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking

and storage of motor vehicles for a term of years. PREMISES AFFECTED—42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph A. Doyle.

For Opposition: Morris Gottlieb and John B. Beck.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to November 14, 1951, at 10 A.M. at request of objectors; no further adjournment.

787-50-BZ

APPLICANT—Simeon Heller, for Anna Di Agostino, owner (Jerry and Leonardo, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution to permit in a business use district, the extension in use and area of an existing gasoline service station and motor vehicle repair shop (previously granted by the Board for a term of years—expired June 28, 1951), to be used as a gasoline service station, office salesroom, motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicle waiting to be serviced.

PREMISES AFFECTED—47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, at 10 A.M. for applicant to submit working drawings.

407-51-BZ

APPLICANT—J. Herbert Burmeister, for Lana Development Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 19b of the zoning resolution, to permit in a residence use, D area district, more than one building on a lot, by the erection of a two story garden apartment development not in conformity with the area district requirements of the Zoning Resolution as to rear yard and with parking and garage spaces as calculated for the development as a unit instead of individual buildings.

PREMISES AFFECTED—182-11 to 182-15 and 183-05 58th avenue and 56-28 to 56-52 184th street, north west corner and 182-03 58th avenue and 56-33 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-14 to 58-14 184th street, southwest corner (Block 5680, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: J. Herbert Burmeister, Siegfried Ramer, Robert J. Ingrassia and Meyer Kraus.

For Opposition: Julius Feibenbaum, William Martin, John J. O'Connor, George Hess, David Lieberman, Charles Domac, John W. McCann, Ralph Trachtenberg, Gloria Furey, John A. Custody, Mary Martin, Elinore L. Riman, Anne Pasqua, Elsie Doering, Lina Roth, Martha Lerch, Domac and John W. McCann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to November 27, 1951, at 10 A.M. for inspection and decision without further argument.

410-51-BZ

APPLICANT—Robert J. Farrington, for Gertrude Waxenbaum, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from club and one family dwelling to funeral home.

PREMISES AFFECTED—1011 Pelham parkway, northeast corner of Esplanade (Westchester) (Block 4365, Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Farrington, Frank J. Cafaro, August G. Pagnozzi and Allan B. Bates.

For Opposition: Romolo C. F. Mautone, Irving Getz, Celia Auerbach, Edward Hoffman for the Park Department, Yetta Parnes, Gertrude Rogg, Isidor Rogg, Samuel Weiner, Marie Spaher, Mildred Vernon, Madeline Weis, Yolanda Diana, Charlotte Lasko, Ethel Shutro, Mrs. A. Eberle, Mrs. M. Richter, Jean Gelman, Lee Adelman, Mrs. Louis Kravitz, Mrs. Leo Mintzek, S. Boben, Ruth D. Amond, Elsie Friedman, Constance Mautone, Anthony Cuzzanetti and Mary Miglucci.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 27, 1951, at 10 A.M. for inspection and decision without further argument.

460-51-BZ

APPLICANT—Henry George Greene, for Jerry I. Kaufman, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, sale of accessories, lubritorium, car washing, motor vehicle repairs, and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—Northwest corner East 162nd street and Park avenue and northeast corner East 162nd street and Teller avenue (Block 2422, Lot 59), Borough of The Bronx.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 27, 1951, at 10 A.M. for inspection and decision without further argument.

08-51-BZ

APPLICANT—E. J. Cappello, for John B. Brennan, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in residence use, G1 area district, the change in occupancy from one family dwelling to two family dwelling, and the erection of an extension nearer to lot line than is permitted.

PREMISES AFFECTED—41-12 170th street, west side, 87 ft. south of 41st avenue (Block 5346, Lot 31), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: E. J. Cappello and George Ames.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 27, 1951, at 10 A.M. for inspection and decision without further argument.

590-51-BZ

APPLICANT—Samuel A. Hertz, for Rosirv Realty Corp., and Rachel Horowitz, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in the residence use district portion of a lot located in a residence and business use district, a curb cut and driveway to be used by existing hardware store for loading and unloading; and to permit the existing wooden shed over rear yard in residence and business use district portion to remain.

PREMISES AFFECTED—4309 Broadway, west side, 37 ft. 3½ in. south of West 184th street and 710 West 184th street (Block 2180, Lots 114 and 115), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel A. Hertz and Irving Miller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 27, 1951, at 10 A.M. for inspection and decision without further argument.

444-51-BZ

APPLICANT—Henry George Greene, for East River Service Center, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage and motor vehicle repair shop by the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, motor vehicle repair shop and office.

PREMISES AFFECTED—495-499 Franklin D. Roosevelt drive, southwest corner of Delancey street, 26 Mangin street and 6 Broome street (Block 322, Lots 37, 50, 51, 52 and 53), Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy and Herbert Kain.

For Opposition: Edw. Hoffman, Dep't of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn by applicant, without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

39-37-BZ—Vol. IV

APPLICANT—Ribelle V. Perotto, for H. R. Schwartz, Arnold Schwartz, Henry L. Schwartz, B. D. Schwartz and I. W. Schwartz, owners (doing business as United Service Stations).

SUBJECT—Application reopened April 17, 1951—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension in use of gasoline service station, brake testing station, and the parking and storage of more than five motor vehicles; to include area now used for the parking and storage of more than five motor vehicles, to be used as a gasoline service station, auto laundry, lubritorium, and brake testing, and to permit the

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installation of four additional gasoline storage tanks and four additional dispensing pumps.
PREMISES AFFECTED—619-641 Coney Island avenue, east side, from Mathews place to Slocum place, 2-8 Mathews place and 1-5 Slocum place (Block 5141, Lots 53 and 74), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ribelle V. Perotto and Louis G. Langer.

For Opposition: Charles J. Heinrich and John J. Perna, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (39-37-BZ—Vol. IV)

WHEREAS, Ribelle V. Perotto, for H. R. Schwartz, Arnold Schwartz, Henry L. Schwartz, B. D. Schwartz and I. W. Schwartz, owners, doing business as United Service Stations, filed March 19, 1951 an application under section 7c of the zoning resolution, to permit in a business use district, the extension in use of existing gasoline service station, brake testing station, and the parking and storage of more than five motor vehicles (previously granted by the Board), to include area now used for the parking and storage of more than five motor vehicles, to be used as gasoline service station, auto laundry, lubritorium, and brake testing, and to permit the installation of four additional gasoline storage tanks and four additional dispensing pumps, affecting premises 619 to 641 Coney Island avenue, east side, from Mathews place to Slocum place, 2 to 8 Mathews place, and 1 to 5 Slocum place (Block 5141, Lots 53 and 74), Borough of Brooklyn; and

WHEREAS, this application was reopened as Volume IV on April 17, 1951, subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on October 9, 1951, after due notice by publication in the Bulletin; and laid over to October 30, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Slocum place and Mathews place are in residence and business use, C and E area and Class 1¼ height districts; Coney Island avenue and the site are in a business use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated March 13, 1951 acting on Alt. Applic. 671-51, reads:

"1. A change from a gasoline service station, brake testing & storage and parking of more than five (5) motor vehicles, to a Gasoline Service Station, brake testing, office, sale of accessories, lubritorium and car washing & installing four (4) additional tanks and pumps constitute an extension to the gas station and is contrary to Art. 2, Sec. 4, Sub. 46."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. 6½ in. frontage, by 63 ft. 7⅛ in. in depth, irregular, on which is located a gasoline service station and a parking lot (48 ft. by 62 ft. 3½ in.), for which certificate of occupancy 123258-49 (B.N. 3576-41) has been issued; parking lot permit expired 3/1/51; that it is proposed to discontinue the parking and storage of more than five cars in the portion of the plot at Slocum place and Coney Island avenue, to remove the hedges and the woven wire fence, and to install four additional tanks and four additional pumps; that it is further proposed to surface this area with cement paving similar to the rest of the gasoline station and to cut a curb on Slocum place and a new curb cut on Coney Island avenue; and

WHEREAS, the applicant contends that outside night storage of cars in this section is no longer in demand nor is it desirable, and there has never been any demand for day

parking; that this fenced-in area does not add to the beauty of the neighborhood and is a collector of debris during the night when the station is closed, necessitating a cleaning up job every morning by the operator of the station; that the proposed change, small as it is, will greatly improve the appearance of this station and will be a benefit to the neighborhood; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c, to permit an extension of the premises formerly permitted, under this Calendar Number, Volume III, for parking use, to be continued as such, and extended as a portion of the gas station, on condition that the existing or reconstructed wire fence shall be maintained on the easterly lot line from the brake testing building to Slocum place to the east of the existing hedge; that such hedge shall be kept trimmed to be approximately 5 ft. 6 in. in height; that along the building line of Slocum place there shall be erected a masonry wall not less than 5 ft. 6 in. in height, properly coped, except that such wall may be reduced within 10 ft. of the building line of Coney Island avenue to a height of 4 ft. 6 in.; that an additional curb cut to Coney Island avenue not exceeding 15 ft. in width may be constructed as indicated on plans filed with this application marked "Received July 5, 1951," 3 sheets, and revised plan marked "Received September 17, 1951," 1 sheet, and further revised plan marked "Received October 24, 1951," 1 sheet; that not over two twin pumps may be erected on this portion of the premises and four (4) additional 550 gallon gasoline storage tanks; that the balance of the premises may be occupied for the parking and storage of cars while waiting to be serviced; that this portion of the premises shall be operated in conjunction with the entire premises extending from Slocum place to Mathews place; that the portion of the premises not occupied by fences and pumps shall be surfaced with concrete or bituminous paving and properly graded and rolled; that no additional signs shall be maintained on the extension of area except the illuminated globes of the pumps which shall be of an approved type; that this excludes any additional post standard for brand sign; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

381-51-BZ

APPLICANT—Lehman and Fitzsimons, for Gustav F. Veirman, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the extension to an existing riding stable.

PREMISES AFFECTED—231-11 56th road, north side from Easthampton boulevard to 232nd street, 29-3 Easthampton boulevard and 53-50 to 53-62 232nd street (Block 7510, Lot 33), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Gustav Veirman.

For Opposition: Paul V. Rudden and David Posta.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee
Negative

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THE RESOLUTION (381-51-BZ)

WHEREAS, Lehman and Fitzsimons, for Gustav F. Veirman, owner, filed June 1, 1951 an application under sections 7c and 21 of the zoning resolution, to permit in a residence use district the extension to an existing riding stable, affecting premises 231-11 56th road, north side, from Easthampton boulevard to 232nd street, 29-37 Easthampton boulevard and 53-50 to 53-62 232nd street (Block 7510, Lot 33), Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on this application on October 3, 1951, after due notice by publication in the Bulletin; and laid over to October 30, 1951, for inspection and decision without further argument—applicant to file two photographs; and

WHEREAS, the district maps accompanying the zoning resolution show that 232nd street, Easthampton boulevard, 56th road and the site are in a residence use, F area and Class 1/2 height district; and

WHEREAS, the decision of the borough superintendent, dated May 22, 1951 acting on Alt. Applic. 985-51, reads:

"1. The proposed extension to an existing riding stable in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 140 ft. in depth, irregular, on which is located a building 100 ft. 3 1/2 in. by 84 ft. 3 1/2 in., irregular, one story, 17 ft. in height, of Class 3 construction, used as a riding stable; that it is proposed to permit the existing new one-story extension, 18 ft. by 56 ft. 6 in., at the easterly end of the building, used as stalls, to remain; and

WHEREAS, the applicant contends that the premises which are the subject of this application are improved with a stable, which is the subject of a letter from the department of housing and buildings, Queens, dated May 9, 1939, the body of which reads as follows:

"This is to certify that you will not require a Certificate of Occupancy for the stables at the above premises, known as Alley Pond Stables, since investigation shows that these buildings were so occupied before the Building Zone Resolution went into effect in the year 1916, and copy of this letter is being forwarded to the Department of Health, Jamaica office, as evidence of this fact in that this case is being prosecuted in Court by that department. Insofar as this department is concerned, it is satisfied that this occupancy is legal."

That subsequent to 1939, twenty additional stalls of frame construction were erected along the westerly retaining wall and also along the easterly wall of the stable; that it is proposed to reconstruct these additional stalls of Class 3 materials, demolishing so much of the stalls along the westerly retaining wall as do not comply with the 15-foot setback required in the F area district; that no proposed new construction will be within the bed of the mapped street and so much of the retaining walls as have been erected within the bed of mapped streets subsequent to 1939 will be removed if the Board desires; that the date of the erection of this stable is not certain but the stable shows in the Belcher-Hyde Atlas for the borough of Queens for 1904 and the records of the tax department for 1913 show the stables to be an assessable improvement; that the street system at this location was laid out according to a map filed in the office of the clerk of the county of Queens on October 21, 1925 as "Map of the property formerly belonging to the Estate of John H. Taylor, known as The Oaks, situated at Bayside, Douglaston, Third Ward, Borough of Queens, City of New York"; that the premises were purchased in their present condition as a riding stable on November 1, 1946 and since that time has continued to carry on its business; that of the horses stabled in the present 38 stalls, approximately 18 are boarded there by individual owners; as may be noted from the block diagram, Block 7575 across 232nd street from this site is part of Alley park which provides bridle paths for use of the horsemen; that

the need for the additional 18 stalls to the stables as they existed in 1939 is based on the increased business; that prior to July 19, 1922 the premises were in an E area district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7, subdivision c, to permit continuance of the premises substantially as proposed and as indicated on plans filed with this application marked "Received June 1, 1951," 5 sheets, on condition that the retaining wall within the bed of 56th road shall be removed, as proposed and as shown on plan marked "proposed conditions"; that the extensions as constructed and as proposed to be reconstructed shall be as proposed; that the building shall not be further increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that in the event the present use is discontinued, the premises shall be used for no other use except a use conforming in a residence district; that all permits shall be obtained and all work completed under the requirements of Section 22A of the zoning resolution and a certificate of occupancy obtained, under Sections C26-184.0 of the Building Code.

462-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Katherine W. Kean, owner (N. Y. State Pharmaceutical Assoc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from residence to lecture rooms, library, offices and caretaker's apartment.

PREMISES AFFECTED—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Nicholas S. Gesolde.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (462-51-BZ)

WHEREAS, Lama, Proskauer and Prober, for Estate of Katherine W. Kean, owner, New York State Pharmaceutical Association, lessee, filed June 18, 1951, an application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from residence to lecture rooms, library, offices and caretaker's apartment, affecting premises 117 to 119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on September 18, 1951, after due notice by publication in the Bulletin; laid over to September 25, 1951, at request of representative for objector; laid over to October 9, 1951, at request of objector, applicant concurring; and then laid over to October 30, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Lexington avenue is in a restricted retail use, B area and Class 1 1/2 height district; East 69th street is in residence and restricted retail use, B area and Class 1 1/2 height districts; the site is in a residence use, B area and Class 1 1/2 height district; and

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WHEREAS, the decision of the borough superintendent, dated June 18, 1951, acting on Alt. Applic. 415-51, reads:

"1. Proposal to use 1st, 2nd and 3rd floors of this building for lecture rooms, library and offices in a residence use district is contrary to Sec. 3, Art. II, zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 40 ft. front by 100 ft. 5 in. in depth, on which is located a four-story and penthouse masonry fireproof building having a frontage of 40 ft. and a depth of 62 ft. and a rear extension, two stories in height, having a depth of 15 ft. and a width of 15 ft.; that this building was erected in 1928 under N.B. permit 428 of 1928 to use the building as a one-family dwelling and Certificate of Occupancy 15760-29 was issued for this use; that at the present time the cellar is used as a kitchen, dining room, boiler room and storage; that the 1st floor is used as a dining room and drawing room, the 2nd floor as bedrooms and library, the third floor as bedrooms, the fourth floor as servants quarters and the pent house as a laundry; that it is proposed to maintain the building in its present condition and convert the use to a club for the New York State Pharmaceutical Association and for this use the present kitchen, dining room and boiler room in the cellar will be maintained; that the 1st floor will be used for two lecture rooms, the 2nd floor will be used as a library and offices, the third floor will be used as offices, the fourth floor will be used by the caretaker and the pent house will be vacant; that the chief function of this association is to carry on their scientific, professional and business activities in the interest of its members who are mainly apothecaries and druggists in the state of New York; that in the course of their activities, which cannot be described as purely business, they issue a publication and solicit advertising for same, also print and make up booklets, pamphlets and other material on professional and trade matter; that Lexington avenue for a depth of 100 ft. is zoned as a restricted retail use district and therefore a business use could be installed on East 69th street to within 60 ft. to the east of the premises; that Block 1404, Lot 1 is developed with a club that extends down East 69th street to within 60 ft. to the west of the premises; that Block 1403, Lot 1, directly across the street, is developed with a 16-story college; that these are permissible uses in a residence zone but are not strictly residential in effect and the proposed use is just as fitting on this street as the way said street has developed; that the exterior of the building will not be changed in any manner and its residential aspect will be maintained; that the only indication of the association's activities will be a small sign, not over 4 sq. ft. in area; that the property is presently zoned as a residence use, Class 1½ height, B area district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7, subdivision e, for a term of ten (10) years, to permit the building and premises to be occupied substantially as proposed and as indicated on plans filed with this application marked "Received June 18, 1951," 9 sheets, and one revised sheet of the 4th floor marked "Received October 26, 1951," on condition that the building shall not be increased in height or area; that the building throughout shall be occupied as proposed by the New York State Pharmaceutical Association, as lessee, for their own uses, generally as proposed, on condition that the use of the building shall be restricted to meetings for the Board and to committee meetings and executive offices and library and superintendent's living

quarters; that there shall be no restaurant or bar maintained on the premises, nor printing and laboratory work, and no other use of the 4th floor other than as living quarters for the caretaker, in accordance with the revised plan marked "Received October 26, 1951"; that the building shall not be open except during the hours of 9 A.M. to 5:30 P.M. on business days and shall be closed on Sundays and holidays; that signs shall be restricted to one sign attached to the facade near the entrance giving the name of the association only and not to exceed four square feet in area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. 463-51-A; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution and that a new certificate of occupancy shall be obtained.

APPEALS FROM ADMINISTRATIVE DECISIONS

168-51-A

APPLICANT—Revlon Products Corp., lessee, for Dolvert Corp., owner.

SUBJECT—Appeal from a decision of the fire commissioner, re Transportation, storage and sale of combustible mixture, known as Revlon Nail Enamel Remover in glass containers, in New York City (quantity in containers not in conformity with Administrative Code requirements).

APPEARANCES—

For Applicant: Philip Blumenthal.

ACTION OF BOARD—Laid over to November 14, 1951, 10 A.M. at request of applicant.

291-51-A

APPLICANT—American Ice Company, owner, doing business as Knickerbocker Ice Company.

SUBJECT—Appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—182-202 Douglas street, south side, 125 ft. east of Bond street (Block 417, Lots 1 and 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to November 7, 1951, 10 A.M.; applicant to be notified.

408-51-A

APPLICANT—J. Herbert Burmeister, for Lana Development Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, north west corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: J. Herbert Burmeister, Siegfried A. Ramer, Robert J. Ingrassia and Meyer Kranshaar.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 27, 1951, at 10 A.M. for inspection and decision without further argument.

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496-51-A

APPLICANT—James A. Sherry, for City of New York Department of Parks, owner, (Tide Water Assoc. Oil Co., lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Henry Hudson parkway, center strip, 800 ft. west of West 172nd street (upper and lower levels); (Block 2140, Lot 200), Borough of Manhattan.

APPEARANCES—

For Applicant: Edw. Hoffman for the Park Dep't.
For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to November 7, 1951, 10 A.M. for applicant to file plans showing prior approval of the gasoline station use, including the tanks in question.

591-51-A

APPLICANT—Samuel A. Hertz, for Rosirv Realty Corp., and Rachel Horowitz, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4309 Broadway, west side, 37 ft., 3½ in. south of West 184th street and 710 West 184th street (1st floor, shed at rear and balcony); (Block 2180, Lots 114 and 115), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel A. Hertz and Irving Miller.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 27, 1951, 10 A.M. for inspection and decision without further argument.

463-51-A

APPLICANT—Lama, Proskauer and Prober, for Estate of Katherine W. Kean, owner (N. Y. State Pharmaceutical Assoc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Nicholas S. Gesoalde.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (463-51-A)

WHEREAS, Lama, Proskauer and Prober, for the Estate of Katherine W. Kean, owner, New York State Pharmaceutical Association, lessee, filed June 18, 1951, an appeal from a decision of the borough superintendent, affecting premises 117-119 East 69th street, north side, 160 ft. west of Lexington avenue (Block 1404, Lot 9), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 18, 1951, acting on Alt. Applic. 415-51, reads:

"2. Stairs should be enclosed in 2 hr. fireproof partitions with ¾ hr. f.p.s.c. doors throughout as per Sec. 6.4.1.8.1. B.C.

3. Stairs should lead in a continuous enclosure from street to roof, Sec. 6.4.1.11 B.C.

4. Winders are not permitted in required stairways, Sec. 6.4.1.4. B.C.

5. In order to classify building as fireproof the stairs should be of incombustible material as per Sec. 6.4.1.7.1 B.C.

8. Floors for lecture-room should be good for 60 lbs. per sq. ft. and for offices good for 60 lbs. per sq. ft. live load as per Sec. C26-344.0 Adm. Code."

and

WHEREAS, the applicant states that the building is 4 stories, and penthouse, 60 ft. 3 in. in height; 40 ft. by 62 ft. in area, of Class 1 construction, located on a lot 40 ft. by 100 ft. 5 in. in area, in a residence use, B area, Class 1½ height district and used and occupied since 1928—cellar, kitchen, dining room, boiler room and kitchen; 1st floor, dining room and drawing room; 2nd floor, library and bedrooms, 3rd floor, bedrooms, 4th floor, bedrooms; pent house, laundry, total, one family throughout, and proposed to be used and occupied as follows: cellar, kitchen, dining room and boiler room, 5 persons and storage; 1st floor, lecture room, 24 persons; 2nd floor, library and offices, 17 persons; 3rd floor, offices, 7 persons; 4th floor, caretaker's apartment, one family; pent house, vacant; that the building is equipped with a one-source sprinkler system in the open stair hall; that there are two interior steel stairs, 2 ft. 6 in. and 3 ft. 8 in. in width respectively, one of which leads to roof bulkhead; that stairs are enclosed in terra cotta blocks and in partitions of iron and metal lath and plaster, equipped with hardwood self-closing doors; and

WHEREAS, the applicant states that the building was erected in 1928 under N.B. Applic. 428 for use as a one family dwelling and Certificate of Occupancy 15760 issued for its use; that it is proposed to maintain the building in its present condition for use as headquarters for the New York State Pharmaceutical Association and for this use the present kitchen, dining room and boiler room in the cellar will be maintained; that the 1st floor will be used for two lecture rooms; the 2nd floor as library and offices; 3rd floor as offices and 4th floor as caretaker's apartment; pent-house will be vacant; and

WHEREAS, the applicant contends as to objection 2, that the building is fireproof throughout and all partitions are steel angles, metal lath and plaster, so that the present 3 ft. 8 in. wide open stairs is in effect a closed condition with entirely incombustible materials; that in addition, a one-source sprinkler system will be installed in this stair hall; that the present 2 ft. 6 in. wide iron stairs are now enclosed with 6 in. terra cotta, plastered both sides; that all doors are hardwood and will be made self-closing; that the building is equipped with an elevator, enclosed with 6 in. t.c. blocks; that as the building is fireproof and the greatest number of persons on any floor above the 1st will be 17, the present condition is safe; that as to Objection 3, the present 3 ft. 8 in. wide open stairs lead to a large hall on the 1st floor and thence through a vestibule direct to the street; that the present 2 ft. 6 in. wide enclosed stairs lead direct to the roof and at the cellar through a passageway and thence to the street; that as the occupancy above the 1st floor will be small and as the building is fireproof and as the open hall will be sprinklered, the present condition is safe; that as to objection 4, the present 2 ft. 6 in. wide enclosed stairs are a safe condition and as the winders are 2 ft. 6 in. wide at the walls, the present 3 ft. 8 in. stairs, which are oversized for the 17 person capacity, have a minimum stair tread width of 9 in. and a maximum tread width of 18 in. and therefore the condition is good and the stair capacity ample and the winders do not present a hazard; that as to Objection 5, the building is fireproof; that the present 2 ft. 6 in. wide stairs are of incombustible material; that the present open 3 ft. 8 in. wide stairs are constructed of steel plate stringers, bent steel angles and the wood treads and risers are not structural; that this is a decorative stair; that the open hall is all fireproof and a sprinkler system will be installed throughout where this 3 ft. 8 in. wide stair occurs; that as to objection 8, the present floors have a live load capacity of 40 lbs. and as the lecture rooms and offices will have a small occupancy and contain less furni-

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ture than the rest of the residence, the present condition is safe; that Objections 6, 7 and 9 issued by the borough superintendent will be complied with.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 415-51, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the existing means of exit shall be maintained; that the use of the building shall be as permitted by resolution adopted this day under Cal. No. 462-51-BZ; that illuminated exit signs shall be maintained on all floors at the enclosed stairway leading to the street; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the fourth floor shall be altered as proposed for occupancy by the superintendent only; that the proposed one source sprinkler system in the main hall for its full height shall be installed; that this sprinkler system may be fed from the domestic water supply line provided such is of the required size for the number of heads to be installed; that a new certificate of occupancy shall be obtained; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto.

515-51-A

APPLICANT—M. W. Del Gaudio, for Riverton Redevelopment Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—2190-2200 Madison avenue, west side, 89 ft. 6 in. south of 138th Street Bridge Approach (cellar); (Block 1760, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: M. W. Del Gaudio, Rix R. McDavid and J. R. Fitzpatrick.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appcal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (515-51-A)

WHEREAS, M. W. Del Gaudio, for Riverton Redevelopment Corporation, owner, filed July 23, 1951, an appeal from an order of the fire commissioner, affecting premises 2190 to 2200 Madison avenue, west side, 89 ft. 6 in. south of 138th Street Bridge Approach (Block 1760, Lot 1) (Building 3—Riverton Houses), Borough of Manhattan; and

WHEREAS, Order No. 85083-LC, issued by the fire commissioner June 26, 1951, reads:

"With reference to your application letter dated June 4, 1951, for a permit to manufacture, mix or compound paints, varnishes, etc. for any premises which are occupied as a tenement house, it is regretted that this department is without power to grant such a permit for the reason:

Section C19-85.0 prohibits the commissioner from issuing a permit for the manufacture, mixing or compounding of paints, varnishes or lacquers for any premises which are occupied as a tenement house.

You, are therefore, ordered to:

1. Discontinue the maintenance of two 100 gallon mechanical paint agitators and one 300 gallon mechanical paint agitator on the above premises."

and

WHEREAS, the applicant states that the building is 13 stories, 117 ft. 7 in. in height; 227 ft. 9 in. by 94 ft. 11 in. in area, of Class 1 construction, erected 1947, located on a lot 699 ft. 6 in. by 354 ft. 10 in. in area, in a residence use, A area, Class 1½ height district and used and occupied since 1949; cellar, storage, accessory to multiple dwelling, maintenance shop, maintenance paint shop and tank room; 1st to 13th floors, Class A multiple dwelling; that the building is provided with a standpipe system and approved sprinkler

system in the space in question fed from the house water supply; and

WHEREAS, Certificate of Occupancy 34344, issued August 3, 1948, upon completion of work under Alt. Applic. 134-48 permits the present use and occupancy; and

WHEREAS, the applicant states that there are two maintenance shops in the building, one at the westerly portion of the lower story and one at the easterly portion of the lower story, the latter is known as a maintenance paint shop; that the maintenance shop at the west portion of the building is used for general storage required in the maintenance and operation of the buildings within the project; that this shop is provided with a sprinkler system connected to the house main and the door leading to the hall is provided with a 6 in. curb; that permission has been requested of the fire department to store in this maintenance shop at the westerly portion of the lowest story 300 gallons of paint in sealed cans, 50 gallons of paint in open cans and 55 gallons of solvents; that these materials are required for touching up purposes in the various apartments of the project and on the exterior of the buildings; that these paints, because of the small quantities used, are mixed by hand; that permission is also sought to store within this maintenance shop 25 gallons of alcohol and 10 gallons of turpentine in approved type safety cans each not more than 5-gallon capacity; that the maintenance shop to the east is considered a maintenance paint shop and is used by the contractor for painting of the project; that this maintenance paint shop is in a fireproof compartment with 3-hour separation from the balance of the building with entrance from the exterior and a secondary exit through an opening equipped with one-hour opening protective assembly leading to a fireproof vestibule, thence through an opening equipped with a one-hour opening protective assembly to a public passage leading to the exterior; that the door to the shop vestibule has a 6 in. concrete curb; that the shop is ventilated by windows and doors and will be provided with an exhaust fan equipped with an explosion-proof motor; that the lighting fixtures will have vapor proof bulbs and the shop is provided with a sprinkler system connected to the house main and will have such other fire extinguishing appliances as the fire commissioner will direct; that permission has been requested of the Fire Commissioner to store 5,000 gallons of paint in sealed cans, 300 gallons of paint in open cans and 275 gallons of solvents; and

WHEREAS, the applicant states that the paint is delivered in sealed cans or drums not exceeding 55 gallons each; that when these drums are opened, it is found that the oil has risen to the top and the pigment settled to the bottom, making it necessary to stir the paint and it is therefore requested that permission be granted to have two 100 gallon vats and one 300 gallon vat within the maintenance paint shop, equipped with paddles driven by explosion proof motors for the purpose of stirring these paints; and

WHEREAS, the applicant contends that the method of stirring paint, as proposed, is not mixing or compounding as mentioned in Section C19-85.0 of the Administrative Code; and

WHEREAS, the applicant states that in order to carry on the operation of painting the apartments, permission has been requested to store in the maintenance paint shop, in addition to the paints and solvents, the storage of which has been requested of the fire department, 55 gallons of alcohol in sealed containers or drums provided with a spring type self-closing spigot or faucet which closes when pressure is released; that this alcohol is required to thin shellac for sizing plaster spots or plaster which has not been previously painted; 25 gallons of turpentine in sealed cans of not more than 5 gallons capacity for use for thinning paint which is used for outside work; and

WHEREAS, the applicant contends that all of the materials will be used only by the shop man who delivers prepared materials to paints at their places of work within the project; that as it is essential that painting operations be strictly supervised and the handling and stirring of paint materials be done only by experienced men under proper supervision,

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and as materials in connection with the painting must be received, stored, and handled under special safeguards, and since it is necessary to handle and prepare large quantities of materials and in view of the safeguards which have been provided, and the safeguards proposed, it is requested that this appeal be granted.

Resolved, that the decision of the fire commissioner, acting on Order 85083-LC, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the mixing of paints as proposed; that the amount of paint shall not exceed 1500 gallons in the mixing vats as proposed and as indicated on plans filed with this application marked "Received July 23, 1951," 6 sheets, *on condition* that the vats shall be maintained as proposed with agitators equipped with explosion-proof motors and shall be covered with a steel cover except at times when vats are being filled; that in drawing off the paint from drums the drums shall be fitted with a pump, as approved by the Factory Mutual Laboratories, for use with inflammable or combustible liquids; that the premises shall be maintained as proposed and to the satisfaction of the fire commissioner; that the sprinkler system and ventilating system, as proposed, shall be maintained; that portable fire fighting appliances shall be maintained to the satisfaction of the fire commissioner; that an additional means of exit from the locker room shall be furnished by providing that the window to the east is arranged so as to be readily openable to permit escape in the event of fire; that his portion of the building shall be solely under the control of a qualified person and no tenants or other occupants of the building shall be permitted to enter upon this space.

574-51-A

APPLICANT—M. W. Del Gaudio, for Metropolitan Life Insurance Co., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—441 East 20th street, north side, 416 ft. east of First avenue (cellar); (Block 978, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: M. W. Del Gaudio, Rix R. McDavid and J. R. Fitzpatrick.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (574-51-A)

WHEREAS, M. W. Del Gaudio, for Metropolitan Life Insurance Company, owner, filed August 14, 1951, an appeal from a decision of the fire commissioner, affecting 441 East 20th street, north side, 416 ft. east of 1st avenue (Building No. 5, Peter Cooper Village, cellar), (Block 978, Lot 1), Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner dated July 10, 1951 (Folders No. 20E441-21-1 and 20E441-21-2), reads:

"In reply to your letter of 6/25/51 please be advised that your request to mix paints at premises is contrary to C-19-85.0."

WHEREAS, the applicant states that the building is 15 stories, 140 ft. 3 in. in height; 182 ft. 5 in. by 71 ft. 6 in. in area, of class 1 construction, erected 1947, located on a lot 649.67 ft. by 1002.43 ft. and 1547.11 ft. in area, in a residential use, B area, class 1½ and class 2 height district and used and occupied since 1950 as follows: cellar storage, accessory to multiple dwelling, service rooms, maintenance paint shop; 1st floor, 6 apartments and doctor's office; 2nd to 15th floors, 8 apartments each floor; that the building is equipped with an approved standpipe system and approved sprinkler system in the maintenance paint shop fed from the house supply line; that there are two 3

ft. 8 in. wide fireproof stairs, from roof bulkhead direct to street; and

WHEREAS, certificate of occupancy 37415-50 issued July 10, 1950, upon completion of work under Alt. Applic. 135-1948 permits the present use and occupancy; and

WHEREAS, the applicant contends that the maintenance shop is used by the contractor for painting apartments in the project; that this maintenance paint shop is in two sections, connected by a fireproof passage and each section is sprinklered from the house supply; that entrance to the shop is from a ramp at the exterior and through a passage which is not used by the public; that there is an additional entrance from the south side from a ramp leading to a public passage with entrances into the maintenance paint shop; that each entrance is through a vestibule with fireproof self-closing doors at each end, which doors have 6 inch concrete curbs; that the shop is ventilated by windows and doors and will be provided with an exhaust fan in each section propelled by explosion-proof motor; that lighting fixtures will have vapor-proof lamps and the shop will have such other fire extinguishing appliances as the fire department may direct; that permission has been requested to store within this maintenance paint shop 5,000 gallons of paint in sealed cans, 300 gallons of paint in open cans and 275 gallons of solvents; that the paint is delivered in sealed cans or drums, not in excess of 55 gallons each; it is necessary to stir the paint in order to make it uniform, and when painting of apartments is in progress, it is customary for the shop man to prepare paint, brushes, and ladders which are carried by wheeled vehicle to the building where painting is to proceed; that it is requested that permission be granted to have two 100-gallon vats and one 300-gallon vat within the maintenance paint shop, each provided with paddles driven by explosion-proof motor, for stirring paints, under supervision; that the method as proposed is not considered mixing or compounding as mentioned in C19-85.0; that in order to carry on the painting of apartments, permission is requested to store the following items in the maintenance paint shop in addition to the paints and solvents: 55 gallons of alcohol in sealed container or drum, provided with a spring-type self-closing spigot or faucet which closes when pressure is released (this alcohol is required to thin shellac for sizing plaster spots or plaster which has not been previously painted); 25 gallons of turpentine in sealed cans of not more than 5 gallons capacity (this turpentine is required to thin paint which is used for outside work); that it is essential that painting be strictly supervised and handling of painting materials be done under supervision; also that materials be received, stored and handled in premises which have been prepared for such purposes and in connection with which special safeguards have been provided; that since it is necessary to handle and prepare large quantities of these materials in this project, and in view of the safeguards which have been provided, and additional safeguards proposed, it is respectfully requested that this appeal be granted.

Resolved, that the decision of the fire commissioner, dated July 26, 1951, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the mixing of paints as proposed; that the amount of paint shall not exceed 1500 gallons in the mixing vats as proposed and as indicated on plans filed with this application marked "Received August 14, 1951," 6 sheets, *on condition* that the vats shall be maintained as proposed with agitators equipped with explosion-proof motors and shall be covered with a steel cover except at times when vats are being filled; that in drawing off the paint from drums the drums shall be fitted with a pump, as approved by the Factory Mutual Laboratories, for use with inflammable or combustible liquids; that the premises shall be maintained as proposed and to the satisfaction of the fire commissioner; that the sprinkler system and ventilating system, as proposed, shall be maintained; that portable fire fighting appliances shall be maintained to the satisfaction of the fire commissioner; that an additional means of exit from the locker room shall be furnished by providing that the window to the south is

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arranged so as to be readily openable to permit escape in the event of fire; that this portion of the building shall be solely under the control of a qualified person and no tenants or other occupants of the building shall be permitted to enter upon this space.

575-51-A

APPLICANT—M. W. Del Gaudio, for Metropolitan Life Insurance Co., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—510 East 23rd street, south side, 180.47 ft. west of Franklin D. Roosevelt drive (cellar); (Block 978, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: M. W. Del Gaudio, Rix R. McDavid and J. R. Fitzpatrick.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (575-51-A)

WHEREAS, M. W. Del Gaudio, for Metropolitan Life Insurance Company, owner, filed August 14, 1951, an appeal from a decision of the fire commissioner affecting 510 East 23rd street, south side, 180.47 ft. west of Franklin D. Roosevelt drive (Block 978, Lot 1), (Cellar), (Building 19, Peter Cooper Village), Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner dated July 20, 1951, Folder No. 23E510-21-1, reads:

"Your request to maintain and use agitators in connection with paint mixing at above premises in a multiple dwelling is hereby denied."

and

WHEREAS, the applicant states that the building is 15 stories, 140 ft. 3 in. in height; 182 ft. 5 in. by 71 ft. 6 in. in area, of Class 1 construction, erected 1949, located on a lot 649.67 ft. by 1002.43 ft. and 1547.11 ft. in area, located in a residence use, A area, Class 2 height district and used and occupied since 1950—cellar, storage, accessory to multiple dwelling, service rooms, maintenance paint shop and offices; 1st to 15th floors, inclusive, 8 apartments each floor; that the building is equipped with an approved standpipe system, an approved sprinkler system in the space in question fed from the house supply line; that there are two 3 ft. 8 in. wide steel and concrete interior fireproof enclosed stairs from roof to street; and

WHEREAS, the applicant contends that there are two maintenance shops in the building, one at the southerly section of the lowest story and one at the northerly section; that the former is known as a "maintenance shop" and the latter as a "maintenance paint shop"; that each of these shops is provided with a sprinkler system connected to the house main and is separated from the other by 3-hour partitions; that in connection with the maintenance shop, permission has been requested to store: 300 gallons of paint in sealed cans; 50 gallons of paint in open cans and 55 gallons of solvents; these materials are for touching-up purposes in the apartments and on the exterior of the buildings; that because of the small quantities required, the stirring is done by hand; permission has also been requested of the Fire Commissioner to store within this maintenance shop: 25 gallons of alcohol and 10 gallons of turpentine in approved type safety cans, each not more than 5 gallons' capacity; that the maintenance paint shop is used by the contractor for painting about 1200 apartments in the project; this has a 3-hour separation from the rest of the building, the entrance being from an exterior ramp through a passage and entering into the paint shop; the passage is not used by the public; in addition there is an entrance from the north, leading through a public passage by means of a fireproof vestibule; the doors from said vestibule to the maintenance paint shop are provided with

a 6" concrete curb; that the shop is ventilated by windows and doors and will be provided with an exhaust fan propelled by an explosion-proof motor; the lighting fixtures will have vapor-proof lamps; that in order to service the apartments, permission has also been requested of the Fire Commissioner to store within this maintenance paint shop, the following: 5,000 gallons of paint in sealed cans, 300 gallons of paint in open cans, 275 gallons of solvents; the paint is delivered in sealed drums, not in excess of 55 gallons each; when these drums are opened, it is necessary to stir the paint to make it uniform and workable; that when painting is in progress, it is customary for the shop man to prepare all the paint required each morning, which is carried by wheeled vehicle to the building where painting is to proceed; that it is requested permission be granted to have two 100-gallon vats and one 300-gallon vat within the Maintenance Paint Shop, each of which will be provided with paddles driven by explosion-proof motor, for stirring paints, under supervision; that the method of stirring paint, as proposed, is not considered "mixing or compounding of paints, varnishes, or lacquers" as mentioned in C19-85.0 of the Administrative Code; that in order to carry on the painting of the apartments, permission has been requested of the Fire Commissioner to store the following items in the Maintenance Paint Shop, in addition to the paints and solvents; 55 gallons of alcohol in sealed container or drum, provided with a spring-type self-closing spigot or faucet which closes when pressure is released (this alcohol is required to thin shellac for sizing plaster spots or plaster which has not been previously painted); 25 gallons of turpentine, in sealed cans of not more than 5 gallons capacity (this turpentine is required to thin paint which is used for outside work); that this is to be used only by the shop man who delivers prepared materials to painters at their place of work; that it is essential that painting operations be supervised and that the handling of painting materials be done by experienced men under supervision; also that materials be received and handled in premises which have been prepared for such purposes and in which special safeguards have been provided; that since it is necessary to handle and prepare large quantities of these materials and in view of the safeguards which have been provided and proposed, it is requested that this appeal be granted.

Resolved, that the decision of the fire commissioner, dated July 20, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the mixing of paints as proposed; that the amount of paint shall not exceed 1500 gallons in the mixing vats as proposed and as indicated on plans filed with this application marked "Received Aug. 14 1951," 6 sheets, *on condition* that the vats shall be maintained as proposed with agitators equipped with explosion proof motor and shall be covered with a steel cover except at times when vats are being filled; that in drawing off the paint from drums the drums shall be fitted with a pump, as approved by the Factory Mutual Laboratories, for use with inflammable or combustible liquids; that the premises shall be maintained as proposed and to the satisfaction of the fire commissioner; that the sprinkler system and ventilating system, as proposed, shall be maintained; that portable fire fighting appliances shall be maintained to the satisfaction of the fire commissioner; that an additional means of exit from the locker room shall be furnished by providing that the window to the west is arranged so as to be readily openable to permit escape in the event of fire; that this portion of the building shall be solely under the control of a qualified person and no tenants or other occupants of the building shall be permitted to enter upon this space.

Adjourned: 3:30 P.M.

JOSEPH J. DOYLE, Chief Clerk

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 30, 1951, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

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MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

166-34-SA—Vol. III

APPLICANT—Lynn Products Co., Inc., owner.

SUBJECT—Application reopened September 18, 1951—re
Lynn Power Oil Burner, Models 1F, 2CA and H
(previously approved—re Models 1, 2 and 3).

APPEARANCES—

For Applicant: Lawrence H. St. Jean.

ACTION OF BOARD—Resolution amended in accordance
with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief

Guinee 4
Negative 0

THE RESOLUTION (166-34-SA—Vol. III)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 166-34-SA-Vol. III October 5, 1951
Subject: Amendment of resolution to include additional
models, namely Lynn, Models 1F, 2CA and H.

The Lynn Products Co., Inc., Lynn, Massachusetts, filed
application, May 2, 1951, with the Board of Standards and
Appeals for approval of the domestic oil burners—Models
1F, 2CA and H. The Board had approved under Cal. 166-
34-SA, on October 17, 1939, the Models 1, 2, and 3 and
the case was reopened September 18, 1951 as Vol. III.

Purpose

The appliance is an oil burner for domestic or commercial
installation.

Description

The Board, on October 17, 1939, approved the Lynn Oil
Burner, Models 1, 2 and 3. The new models 1F, 2CA and
H, are basically the same as the approved models, differing
only in styling and housing and gallons per hour of fuel
consumption. The component parts and controls of the
Models 1F, 2CA and H are the same as used on Models 1,
2 and 3. The appliance has been approved by the Under-
writers Laboratory under Misc. Petroleum 686—Application
No. 50C2988.

Recommendation

On the basis of the data filed by the applicant, the Com-
mittee on Test recommends that the resolution adopted
October 17, 1939 under Cal. 166-34-SA, be amended to in-
clude Models 1F, 2CA and H, on condition that the require-
ments of the resolution adopted October 17, 1939 under Cal.
166-34-SA be complied with.

(Sgnd.) HARRIS H. MURDOCK,
Chairman

LESLIE V. HUBER,
Chief Engineer

JOHN A. DARTS,
Assistant Engineer,
Committee on Test

Resolved, that the Board of Standards and Appeals does
hereby amend the resolutions of July 17, 1934 and October 17,
1939 in accordance with the above report.

373-45-SM—Vol. II

APPLICANT—E. I. duPont de Nemours & Co., Inc., owner.

SUBJECT—Application reopened July 17, 1951—re Fabri-
lite V-3708-FR, approval of (previously approved
re P. C. Cavalon 6026-FR and Fabrikoid 6025-FR).

APPEARANCES—

For Applicant: James C. Renaud.

ACTION OF BOARD—Resolutions amended in accordance
with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief

Guinee 4
Negative 0

THE RESOLUTION (373-45-SM—Vol. II)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 373-45-SM—Vol. II

October 3, 1951

Subject: Amendment of resolution to include additional fab-
ric—Fabrilit V-3708-R.

E. I. duPont de Nemours and Company, Incorporated,
New York requested by letter, dated April 11, 1951, that the
resolution adopted March 19, 1946, under Cal. 373-45-SM,
be amended to include the product known as Fabrilit. The
case was reopened as 373-45-SM—Vol. II July 17, 1951.

Purpose

This material is to be used for decorative purposes in
places of public assembly.

Description

Material consists essentially of all cotton base fabric im-
pregnated with a composition consisting mainly of a phos-
phate salt and carrying a surface coating consisting of a
polyvinyl chloride pigmented with inert pigments and plas-
ticized with flame inhibiting compounds such as tri-cresyl
phosphate; the weight of the fabric is 4.7 oz/sq. yd. and
the weight of the coating, including the fabric impregnation
is 13.7 oz/sq. yd.

Inspection and Test

Three samples were tested at the Better Fabrics Testing
Bureau September 26, 1951. Present at the test were Asst.
Engr. J. A. Darts, Committee on Test and R. M. Byrnes
representing the applicant; the test was conducted by W. H.
Masterson of the Bureau.

Results of Test

Sample 1. Showed no flashing or flaming and showed an
average glow (in the charred area) of 1 second.

Samples 2 and 3 showed no flashing, but showed an aver-
age flaming of 2/3 of a second for six samples and showed
an average glow (in the charred area) of 1 second.

The complete report is on file with and is part of the
record.

Recommendation

On the basis of the test and the data filed by the applicant,
the Committee on Test recommends that the resolution adop-
ted March 19, 1946, under Cal. 373-45-SM be amended to
include the material known as Fabrilit V-3708-R, on con-
dition that the requirements of the resolution adopted March
19, 1946 under Cal. 373-45-SM—Vol. I, be complied with.

(Sgnd.) HARRIS H. MURDOCK,
Chairman

LESLIE V. HUBER,
Chief Engineer

JOHN A. DARTS,
Assistant Engineer,
Committee on Test

Resolved, that the Board of Standards and Appeals does
hereby amend the resolution of March 19, 1946 in accordance
with the above report.

191-51-SM—Vol. II

APPLICANT—Trans-Color Screen Co., Inc., owner (Nor-
pat Sales Inc., Agent).

SUBJECT—Application reopened September 18, 1951 —re

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Trans-Color Screen, Williams Perforated Sound Type (Motion Picture Screen); (previously withdrawn).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (191-51-SM—Vol. II)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 191-51-SM—Vol. II October 8, 1951

Subject: Trans-Color Screen, Williams Perforated Sound Type (Motion Picture Screen), approval of.

Trans-Color Screen Co., Inc., Kings Mountain, North Carolina, filed March 14, 1951, an application with the Board of Standards and Appeals for approval of the material known as Trans-Color Screen, Williams Perforated Sound Type (motion picture screen) under the provisions of C26-721.0.c Administrative Code. The application was withdrawn by a vote of the Board May 15, 1951, and on submission of new material, the case was reopened as Vol. II on September 18, 1951.

Purpose

This material is to be used for motion picture screens.

Description

The basic material is a polyvinyl chloride with tri-cresyl phosphate and antimony-oxide added to make the screen flame resistant. The basic plastic is rubber coated by the Williams Screen Company, and then made into motion picture screen by the Trans-Color Screen Company.

The screen is white on one face, for light reflection, and dark on the reverse side, and has 1/16" diameter perforation 1/4" on centers, arranged in a diamond pattern.

Inspection and Test

This material was flame-tested in accordance with the Fire Resistive, Flameproofing Rules of the Board, at the Better Fabrics Testing Bureau. Present at the test were Asst. Engr. J. A. Darts, Committee on Test, M. D. Faige, representing the applicant, and W. H. Masterson of the Laboratory.

Results of Test: There was no flashing, flaming or afterglow in the tests. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Trans-Color Screen, Williams Perforated Sound Type (motion picture screen) for use in New York City under the provisions of C26-721.0.c Administrative Building Code, on condition that the following requirements are complied with.

1. Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him, in accordance with the requirements of the Rules for Test of Fire Resistive Flameproof Materials, etc., adopted by the Board under Cal. 294-40-SR, and further that each carton or package in which the material is shipped shall be stamped or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 191-51-SM."

(Sgnd.) HARRIS H. MURDOCK,
Chairman

LESLIE V. HUBER,
Chief Engineer

JOHN A. DARTS,
Assistant Engineer,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

232-51-SA

APPLICANT—S. Walter Katz, for Anderson & Anderson owner-manufacturer.

SUBJECT—Anderson Dryer (gas fired) indirect type, approval of.

APPEARANCES—

For Applicant: Martin J. Anderson.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (232-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 232-51-SA

October 3, 1951

Subject: Anderson Dryer (Gas Fired) Indirect Type.

Anderson and Anderson, owner-manufacturer, filed April 4, 1951, an application with the Board of Standards and Appeals for approval of the Anderson Dryer (Gas Fired) Indirect Type under the provision of C26-178.0.b Administrative Building Code, and the Rules of the Board of Standards and Appeals for the Spraying and Drying of Paints, Varnishes, Lacquers, etc.

Purpose

A gas fired indirect type drying oven for drying paints, varnishes, lacquers, etc. heated by a Unit Gas Heater.

Description

The oven walls and ceiling are constructed of 1/4" "Tran site" bolted to a metal frame of 1/4" x 1 1/4" x 1 1/8" angle iron. Where oven rests on concrete, no floor is to be supplied. Where oven rests on wood or other combustible material, floor consisting of 1/4" steel plate resting on 1/4" thick asbestos is to be supplied. This floor is to project 6" outside the projected area of the oven. Oven is heated by an approved gas fired unit heater, Humphrey No. 120 (B.S. & A. Cal. 679 38-SA). Oven operates at a maximum temperature of 140 degrees F. with an automatic thermostatic temperature control.

Heater is equipped with fans so interlocked with the gas supply so as to assure fans operating whenever gas is flowing. Fans are also so arranged as to be operated independently with gas not flowing. This is controlled by separate switch. Heater is also equipped with approved gas burning equipment with electrical controls so arranged as to shut off the gas valve when ignition fails or when gas supply pressure drops to two inches of water. Where a continuous gas pilot light is used an automatic gas shut-off valve is supplied which will shut-off the gas at the pilot light when the flame is extinguished or when the supply of gas is shut off. Where an electrical pilot ignition is used, it is of the continuous type, or equal in performance, designed for use in high temperatures with controls so interlocked as to shut off the gas supply when current is interrupted. There is also supplied an auxiliary manually operated gas shut-off valve located not nearer than 25 feet from the oven so as to control gas supply in the event of an emergency. Combustion air is brought in from outside the building and fed to burner through a perforated under pan.

Inspection and Test

This oven was inspected at 60 Meserole Street, Brooklyn on October 2, 1951, and found to operate as designed. Present at the inspection was Chief Engineer L. V. Huber of the Committee on Test.

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Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Anderson Dryer (Gas Fired) Indirect Type for use in New York City when installed and operated in accordance with this report, provided each bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 232-51-SA."

(Sgnd.) HARRIS H. MURDOCK,
Chairman

LESLIE V. HUBER,
Chief Engineer

JOHN A. DARTS,
Assistant Engineer,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report; and on the further condition that the appliance shall be properly adjusted for the type of illuminating gas used.

249-51-SA

APPLICANT—Metropolitan Sales Co., for Utility Appliance Corp., owner-manufacturer.

SUBJECT—Application reopened July 24, 1951, re-amendment of resolution—re Utility Gas Fired Suspended Unit Heaters, Models 65 UHF, 90 UHF, 150 UHF and 225 UHF, (previously approved).

APPEARANCES—

For Applicant: Herbert C. Rosenthal.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee 3
Negative: Commissioner Kleinert 1

THE RESOLUTION (249-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 249-51-SA

October 5, 1951

Subject: Utility Gas Fired Suspended Unit Heaters—Model 65 UHF, 90 UHF, 150 UHF, and 225 UHF.

Under date of June 5, 1951, the Board of Standards and Appeals approved the Utility Gas Fired Suspended Unit—Models 65 UHF, 90 UHF, 150 UHF and 225 UHF, for use in New York City with Manufactured Gas in other than explosive atmospheres when installed in accordance with the report and in conformity with Art. 12 Administrative Building Code, provided each unit bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 49-51-SA."

A request was made July 10, 1951 for a reopening of the application and a modification of the resolution to permit use of the suspended heaters in garages, and airplane hangars and other locations and are designed to be suspended from the ceiling or other substantial support. The combustion chamber is adequately enclosed and the products of combustion enter and pass through a series of radiating tanks on the way to the flue outlet. An electric motor driven fan at the back of the heater is employed to circulate air between and around the radiating tanks. Adjustable louvers at the front of the device are provided to direct the warm air to the desired level. The heaters are enclosed in a flame screen of 40-40 mesh.

Inspection and Test

This device was inspected at 795 Hempstead Turnpike,

L. I. Present at the inspection were Chief Engineer Leslie V. Huber of the Committee on Test, and Herbert Rosenthal, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Utility Gas Fired Suspended Unit Heater, Model 65 UHF, 90 UHF, 150 UHF and 225 UHF, for use in New York City with manufactured gas where installed in accordance with this report and in conformity with Art. 12 Administrative Building Code, provided each unit bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 249-51-SA," except that these heaters may be installed in garages when provided with a flame screen of 40/40 Humphrey-Davy Mesh or a mesh of 40/40 stainless steel wire 0.10 diameter, such screen shall be installed totally enclosing the burner flame and far enough away that the flame will not impinge on it or cause it to heat up to a visible red color.

(Sgnd.) HARRIS H. MURDOCK,
Chairman

LESLIE V. HUBER,
Chief Engineer

JOHN A. DARTS,
Assistant Engineer,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 5, 1951 in accordance with the above report; and on further condition that the equipment shall be adjusted for the type of illuminating gas used.

326-51-SA

APPLICANT—American Brake Shoe Co., owner-manufacturer.

SUBJECT—Auto Bake Mobile Infra-Red Ovens, Model Nos. 710, 720, 730, 740, 750, 760, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (326-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 326-51-SA

September 25, 1951

Subject: Auto Bake Mobile Infra-Red Ovens—Models 710, 720, 730, 740, 750 and 760, approval of.

The American Brake Shoe Company, Kellogg Division, of Rochester, New York, filed May 1, 1951, an application with the Board of Standards and Appeals for approval of the Auto Bake Mobile Infra-Red Ovens—Models 710, 720, 730, 740, 750 and 760, under the provisions of the Rules for Spraying and Drying of Paints, Varnishes, Lacquers and Other Inflammable Surface Coatings, etc.

Purpose

An infra-red oven for drying paint on automobile bodies.

Description

This oven is a motorized tunnel of infra-red lamps so arranged that it will move in a pre-determined path over and past newly painted vehicles for the purpose of drying and curing the paint. The frame of the oven is composed of angle irons rigidly braced, mounted on a substantial base on either side, which in turn is mounted on 10 inch diameter wheels. On Model 710 through 740, the driven wheels are

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rubber tired and the drive wheels are cast aluminum with deep V grooves machined in the tread, which rolls along an inverted angle iron guide rail. On the 750 and 760 models, all wheels are rubber tired and guided by guide rollers. Wheels on all models are equipped with anti-friction bearings.

The driving mechanism consists of a reversible electric motor, variable speed transmission and gear reduction unit. A calibrated speed control is included so that the oven may be made to travel 6 inches to 48 inches per minute. A friction clutch is provided to disconnect the motor drive from the wheel so that the oven can be moved manually. The lamps are arranged in banks which are controlled by individual switches so that all lamps, a bank of lamps or combination of banks can be used for drying complete or partial refinishing jobs.

The lamps used are 250 watts in Models 710, 720, 730 and 740. Models 750 and 760 are supplied with 125 watt lamps except that they have also twenty-four 250 watt lamps installed in 2 bottom rows, each side of the oven. The controls are Motor Rev. Control Sq. Ds Aux Relay and Motor Thermal Units, Sq. D Push Button Station, Toggle Switches and Limit Switches Cutler Hammer Magnetic.

Inspection and Test

A model of this oven (#730) was inspected and tested at the Association Auto Body Works, 317 Frelinghuysen Street, Newark, New Jersey, September 12, 1951 and was found to operate as designed. Present at the test were Chief Engineer L. V. Huber of the Committee on Test and B. B. Duncan, representing the applicant. The oven has been approved by the Underwriters Laboratories Guide #165E9, File #E22733.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Auto Bake Mobile Infra-Red Ovens—Models 710, 720, 730, 740, 750 and 760 for use in New York City, when constructed and installed in accordance with this report and the provisions of the Electrical Code and the Rules Covering the Use of Equipment for Spraying and Drying of Paints, Varnishes, Lacquers, etc. of the Board of Standards and Appeals, provided the appliance bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Calendar No. 326-51-SA."

(Sgnd.) HARRIS H. MURDOCK,
Chairman

LESLIE V. HUBER,
Chief Engineer

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

369-51-SA

APPLICANT—Frank S. Freeman, for Ingersoll-Rand Co., owner-manufacturer.

SUBJECT—Ingersoll-Rand Co. Fuel Oil Transfer Pump, sizes 2 in. through 8 in., Model GT, approval of.

APPEARANCES—
For Applicant: Frank S. Freeman.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (369-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 369-51-SA

October 5, 1951

SUBJECT: Ingersoll-Rand Company Fuel Oil Transfer Pump Model GT, Sizes 2" through 8", approval of.

Frank S. Freeman, for Ingersoll-Rand Co. New York, filed May 17, 1951, an application with the Board of Standards and Appeals for approval of the appliance known as Ingersoll-Rand Co. Fuel Oil Transfer Pump Model GT, Sizes 2" through 8" under the provisions of the Oil Burner Rules of the Board.

Purposes

The appliance is used to pump fuel oil from storage tank to oil burner and is not integral with the oil burner.

Description

The GT pump is of the two stage centrifugal type with the rotor supported on ball or sleeve bearings and having the casing split on the horizontal centerline with the intake and discharge connections in the lower half. The pump is designed for maximum discharge pressure of 450 p.s.i. and maximum temperature of 300° F.

The pump is generally direct connected to a suitable steam turbine or motor driver all mounted to a common base-plate with raised lip and drain.

The materials used in the construction of the pump are as follows: Impeller, bronze, Casing rings; cast iron. Shaft and Shaft sleeves; steel. Glands; malleable iron, Stuffing box bushing discharge; chrome steel, Stuffingbox bushing—suction; cast iron. Shaft and shaft sleeve nuts; bronze, Casing cast iron, steel or bronze depending on service conditions.

Inspection and Test

A pump was inspected and tested at the Astoria Gas Plant of the Consolidated Edison Company. Present at the inspection were Asst. Engr. J. A. Darts, Committee on Test and F. S. Freeman, representing the applicant. The pump at the time of inspection operating at 125 p.s.i. with an oil temperature of 140° F, was found to operate as designed.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Ingersoll-Rand Co. Fuel Oil Transfer Pump Model GT, sizes 2" through 8", when constructed of materials as herein described, for use in New York City under the provisions of the Oil Burner Rules of the Board, or condition that each pump shall bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 369-51-SA."

(Sgnd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

435-51-SA

APPLICANT—York-Shipley, Inc., manufacturer.

SUBJECT—York-Heat Oil Fired Warm Air Suspended Units, Models SI-115, SI-150 and SI-205, approval of.

APPEARANCES—

For Applicant: Clarence L. Randall.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee
Negative: Commissioner Kleinert

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THE RESOLUTION (435-51-SA)

REPORT OF COMMITTEE ON TEST

Re: Cal. 435-51-SA October 3, 1951
Subject: York-Heat (oil fired furnace) Models, S1-115,
S1-150 and S1-205, (warm air heating) approval of.
York-Shipley, Inc., York, Pa., filed May 14, 1951 an
application with the Board of Standards and Appeals for
approval of the appliance known as the York-Heat (oil
fired furnace), Models S-1-115, S1-150 and S1-205 under the
provisions of the Oil Burner Rules of the Board and C19-
57.0 Administrative Code.

Purpose

This appliance is to be used as a suspended warm air fur-
nace in domestic and commercial installations and in garages.

Description

The appliance is an oil-fired packaged unit, designed for
suspension. It consists of a furnace equipped with auto-
matically operated mechanical draft oil burner of the pres-
sure atomizing type, safety combustion controls, refractory
chamber, jacket and ceiling hangers.

The fire box is of No. 14 gauge steel, the combustion
chamber is of a material known as Hydreon, a refractory
material.

The fuel unit is a Webster or equal, the transformer,
Webster or equal; Sunstrand Pump and G.E. or equal
motor. The controls are Thermostat, stack control and Limit
Switch.

Inspection and Test

The appliance was inspected and tested September 28,
1951 at 17 Second Avenue, Bay Shore, Long Island. Present
at the inspection were Asst. Engr. J. A. Darts, Committee on
Test and G. E. Athana and W. J. Boe, representing the
applicant. The burner and furnace functioned as designed
with no flare backs or undue carbon deposits. With a stack
temperature of 500°F. the CO₂ content of the flue gases
was 10%.

The appliance has been approved by the Underwriters
Laboratory under Misc. Petroleum 449 Application No.
8C1871.

Recommendation

On the basis of the inspection and test and the data filed
by the applicant, the Committee on Test recommends the
approval of the York-Heat (oil fired furnace), Models S1-
115, S1-150 and S1-205 for use in New York City in do-
mestic and commercial installations with fuel oil not heavier
than No. 2 U. S. Department of Commerce Standards when
installed and operated in accordance with the requirements
of the Oil Burner Rules of the Board.

The Committee further recommends this appliance may be
installed in garages and places of explosive atmospheres
when the flame in the heater is located at least 8'-0" above
the floor; that all electrical connections shall be of the ex-
losion proof type and that all gasoline storage systems shall
be in accordance with the requirements of C19-72.0 and
that all furnaces installed in places of explosive atmospheres
shall be equipped with a 40-40 mesh screen over the oil
burner combustion air intake as shown on Dwgs. DC-25272
and DC-25273 marked "Rec'd. August 29, 1951."

The Committee further recommends that all units bear a
label, permanently affixed reading as follows: "Approved by
the Board of Standards and Appeals for use in New York
City under Cal. 435-51-SA."

(Sgnd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does
hereby *approve* this appliance in accordance with the above
report.

476-51-SM

APPLICANT—The Little Club, for Burlington Mills
Corporation of New York, owner-manufacturer.

SUBJECT—Burlington Mills All Nylon Drapery Fabric,
Model S-4307, approval of.

APPEARANCES—

For Applicant: John G. Stass.

ACTION OF BOARD—Material approved in accordance
with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (476-51-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 476-51-SM October 3, 1951

Subject: Burlington Mills All Nylon Drapery Fabric—
Model E-4307, approval of.

The Little Club for Burlington Mills Corporation, New
York, filed on June 18, 1951, an application with the Board
of Standards and Appeals for approval of Burlington Mills
All Nylon Drapery Fabric Model S-4307, under the provi-
sions of C19-161 of the Administrative Code and the Rules
of the Board of Standards and Appeals on Tests of Fire-
Resistive, Flameproof Materials, etc., adopted under Cal.
294-40-SR.

Purpose

This material is to be used as drapery fabric in places of
public assembly.

Description

Burlington Mills All Nylon Drapery Fabric are made of
spun and continuous filament nylon yarn. Nylon contains
atoms of hydrogen, carbon, nitrogen and oxygen, all of
which are extractable from coal, air and water. The indi-
vidual filaments of nylon yarn are cylindrical, smooth and
uniform in size. They are twisted into a yarn with or with-
out a water removable "size" or oil. This "size" binds the
filaments of yarn together during the knitting and weaving
and is removed when the fabric is finished.

In its basic form nylon will melt at a temperature of ap-
proximately 480° F. The melt will drop off the fabric and
harden.

Pigments and dyes may possibly cause the flame to propa-
gate along the fibre. The presence of antimonyoxide on
nylon increases its tendency to burn. The molten drops of
nylon are thickened and instead of dropping off, the vis-
cosity causes the drops to cling to the fibres, additional ma-
terial melts and is ignited, thereby propagating the flame.

Inspection and Test

Burlington Mills All Nylon Drapery Fabric was flame-
tested at the Better Fabrics Testing Bureau September 26,
1951. Present at the test were Asst. Engr. J. A. Darts,
Committee on Test and J. Stass, representing the applicant.
The test was conducted by W. H. Masterson of Better Fab-
rics Testing Bureau.

Test results: The samples tested showed no flashing,
flaming or after glow, but all samples fused or melted when
contacted with the open flame.

Recommendation

On the basis of the foregoing test, the Committee on Test
concludes that Burlington Mills All Nylon Drapery Fabric
possess inherent flameproof properties and accordingly rec-
ommend the approval of this material.

Test for each specific installation or any retests thereof

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shall be made by the Fire Commissioner or in a Laboratory approved by him, in accordance with the requirements of the Rules for Test of Fire-Resistive Flameproof Materials, etc., adopted by the Board of Standards and Appeals under Cal. 294-40-SR.

The Committee further recommends that each bolt of Burlington Mills All Nylon Drapery Fabric, be tagged or marked: "Approved by the Board of Standards and Appeals for use in New York City under Calendar No. 476-51-SM."

(Sgnd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

488-51-SA

APPLICANT—Joseph A. Ross, for W. N. Best Combustion Equipment Co., owner.

SUBJECT—Calorex Series R-100 Burner, Models 150, 200, 350 and 500, approval of.

APPEARANCES—

For Applicant: Joseph A. Ross, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (488-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 488-51-SA September 25, 1951
Subject: Calorex Series R-100 Burner—Models 150, 200, 350 and 500, approval of.

The W. N. Best Combustion Equipment Company, filed June 25, 1951 an application with the Board of Standards and Appeals for approval of the Calorex Series R-100 Burner—Models 150, 200, 350, and 500, under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A commercial and industrial rotary mechanical type of oil burner.

Description

These Series R Rotary Mechanical Type Burners are manufactured in four principal sizes, depending on capacity, but all are identical in arrangement and operation. The only changes being that with increasingly larger capacities, the diameter of the register, air nozzle, spinner cup, etc., are made larger. This type of burner features a removable atomizer assembly which is light in weight and includes all the vital moving parts of the burner other than the motor.

The primary of atomizing air is controlled by means of a butterfly damper built in the Dutchman at the top and back of the Air-Oil Proportionator. It can be manually controlled by the primary air throttling valve. The fuel oil supply is regulated by a rectangular shaped valve at the bottom of the air oil proportionator. It can be regulated manually by the manual oil throttling valve which is a 16 point increment valve with a cam designed for various oil capacities.

The secondary or combustion supporting air is regulated by shutters actuated by a lever which is interlocked by adjustable linkage to the air oil proportionator so that under control operations, the oil, primary air and secondary air are all controlled by the action of the proportionator lever. The

shutters can be manually operated by means of a hand wheel. The air-oil proportionator proper features two completely adjustable cams, one governing the oil flow and the other the primary or atomizing air flow. These two mediums are adjusted to the shutter or flight position, thereby making any combination possible between the three mediums governing the performance of the burner, the quantity of fuel, primary or atomizing air and secondary or combustion supporting air. The air-oil interlock valve is built into the master shut-off unit is so constructed that it is necessary to push up the knurled wheel at the bottom, called the reset button, to energize the solenoid valve, establish current to the motor and the pilot light. If primary air at satisfactory pressure is available this switch will hold in until air pressure is shut off or fails for any reason to maintain pressure at the burner when it will drop out and remain out until reset.

Inspection and Test

The burner was inspected and tested at Bendix Aviation Corporation at Teterboro, New Jersey, and found to operate as designed with no flareback or undue carbon deposits. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and Joseph Ross, representing the applicant.

Burners of similar design but lower firing rate capacity have been approved by the Underwriters Laboratories.

Recommendation

On the basis of the inspection and test, and the data filed by the applicant, the Committee on Test recommends the approval of the Calorex Series R-100 Burner Models 150, 200, 350 and 500, for use in New York City in industrial and commercial installations with fuel oil not heavier than #5 cold and #6 preheated, when installed and operated in accordance with the requirements of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals. The Committee further recommends that each appliance bear a label permanently attached, reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 488-51-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

477-40-SM

APPLICANT—Armstrong Cork Co., Inc., owner.

SUBJECT—Application for reopening—consideration of amendment—for test and report—re Armstrong Linoleum (previously approved).

APPEARANCES—

For Applicant: Emanuel M. Glick and H. T. Stark

ACTION OF BOARD—Application reopened for test and report as to change in thickness.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee
Negative

479-40-SM

APPLICANT—Armstrong Cork Co., Inc., owner.

SUBJECT—Application for consideration—reopening for test and report—re Armstrong's Cork Tile Flooring (previously approved).

APPEARANCES—

For Applicant: Emanuel M. Glick and H. T. Stark

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ACTION OF BOARD—Application reopened for test and report as to change in thickness.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

480-40-SM

APPLICANT—Armstrong Cork Co., Inc., owner.

SUBJECT—Application for consideration—reopening for test and report as to change in thicknesses—re Armstrong's Rubber Tile (previously approved).

APPEARANCES—

For Applicant: Emanuel M. Glick and H. T. Stark.

ACTION OF BOARD—Application reopened for test and report as to change in thickness.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

481-40-SM

APPLICANT—Armstrong Cork Co., Inc., owner.

SUBJECT—Application for consideration—reopening for test and report—re Armstrong's Linowall (previously approved).

APPEARANCES—

For Applicant: Emanuel M. Glick and H. T. Stark.

ACTION OF BOARD—Application reopened for test and report as to change in thickness.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

482-40-SM—

APPLICANT—Emanuel M. Glick, for Armstrong Cork Co., Inc., owner.

SUBJECT—Application for consideration—reopening for test and report—re Armstrong's Linotile (previously approved).

APPEARANCES—

For Applicant: Emanuel M. Glick and H. T. Stark.

ACTION OF BOARD—Application reopened for test and report as to change in thickness.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

75-49-SM—Vol. II

APPLICANT—United States Plywood Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider change of construction—re U. S. Plywood Partition Panels, 1¾ in. and 1-inch thick with Kalo Core (previously approved).

APPEARANCES—

For Applicant: Wilson M. Compton, Jr.

ACTION OF BOARD—Application reopened as Vol. II, to consider change of construction by adding non-fireproof banding to Kaylo panels, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

17-45-SA

APPLICANT—New York Automatic Canteen Co. for Automatic Canteen Co. of America, owner.

SUBJECT—Snead Carbonated Beverage Dispenser, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn in view of the later application filed, namely 690-51-SA.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

126-49-SA

APPLICANT—New York Automatic Canteen Co., for Automatic Canteen Company of America, owner.

SUBJECT—Drink Canteen, Model B-10, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn, in view of the filing of a new application for a later model, B12, under Cal. 690-51-SA.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

368-50-SM

APPLICANT—Henry Nordheim, for Atlantic Poured Stone and Block Co., owner-manufacturer.

SUBJECT—A and P Concrete Blocks, 8 in. x 8 in. x 16 in. and 8 in. x 12 in. x 16 in., approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS.

867-50-A

APPLICANT—Ferdinand Savignano, for John Celauro, owner.

SUBJECT—Appeal reopened July 17, 1951, from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—89 Hull street, north side, 25 ft. west of Hopkinson avenue (1st floor); (Block 1532, Lot 39), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Capano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (867-50-A)

WHEREAS, Ferdinand Savignano, for John Celauro, owner, filed December 4, 1950, an appeal from a decision of the borough superintendent affecting premises 89 Hull street, north side, 25 ft. west of Hopkinson avenue (1st floor); (Block 1532, Lot 39), Borough of Brooklyn; and

WHEREAS, this appeal was withdrawn by the applicant April 3, 1951 so as to permit the correction of applications and plans filed with the borough superintendent; and

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WHEREAS, this appeal was reopened and restored to the calendar July 17, 1951 for consideration of a new decision of the borough superintendent based on an amendment to Atl. Applic. 748-50; and

WHEREAS, the decision of the borough superintendent, dated June 13, 1951 on amendment to Alt. Applic. 748-50, reads:

"1. Extending business use in a frame bldg. is contrary to Sect. 2.1.3.5 and Sect. 4.1.3(5) of A.B.C." and

WHEREAS, the applicant states that the building is 3 stories, 34 ft. in height, 25 ft. by 55 ft. 8 in. in area at 1st floor, 25 ft. by 50 ft. in area at typical floor, of Class 4 construction, erected 1882, located on a lot 25 ft. by 83 ft. in area, in a business use, C area, Class 1 height district, and used and occupied since 1935; cellar, ordinary; 1st floor, cheese packing, 5 persons; 2nd floor dwelling, 2 families; 3rd floor dwelling, 2 families, for which no certificate of occupancy has been issued; that the building is provided with one interior wood stairs, enclosed with partitions of wood studs and plaster, equipped with wood self-closing doors; that stair hall leads direct from roof bulkhead direct to street; that there is one fire escape at the rear leading to roof by ladder and to yard by ladder with egress through easement over adjoining premises on the east to Hopkinson avenue; and

WHEREAS, the applicant states that the building was erected in 1882 and is classified as an old law tenement with a legal occupancy of 5 families and store; that about 1933 the family at the rear of the store vacated and the partitions were removed reducing the occupancy to 4 families and store without a permit; that the present owner leased the building in 1935 and commenced the business of cheese packing; that Alt. Applic. 748-50 was filed to permit the 1st floor as existing to be used as cheese packing with an occupancy of 1 person and it was proposed to erect a new concrete block extension at the rear, which was later omitted, and to make some minor alterations on the upper stories; and

WHEREAS, the applicant contends that objection 1 issued by the borough superintendent March 17, 1950 was for extending business use in a frame building and objection 4 was as to exits under section 270 of the Labor Law; that reconsideration of objection 4 was granted May 10, 1950 on the basis of not more than 5 occupants and the fact that the illegally removed apartment would be re-installed; that it was later decided by the owner to take the matter to the Board and an amendment filed May 18, 1950 resulted in objections as to exits under section 270 of the Labor Law and for the extension of a business use in a frame building; that the owner of these premises also owns the adjoining corner property and an easement was created for a second means of egress at the rear of the store and the exits were accepted by the borough superintendent; and

WHEREAS, the applicant contends that it would be a hardship for the owner to have to restore the apartment as he now needs every available bit of space and would find it difficult to operate in a smaller area; that due to this fact it is requested that the Board grant the owner relief in this matter.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 748-50, Objection 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the extension of the existing business use throughout the floor as proposed and as indicated on plans, marked "Received June 20, 1951" (4 sheets) other than in the main stairhall, and to permit the rear part of present stairhall to be used in conjunction with the manufacturing use on the floor as proposed provided a fireproof, self-closing door is installed in the partition separating such reduced stairhall from the balance of the floor and *on condition* that there shall be an exit from the rear yard of these premises across the adjoining premises under the same ownership to Hopkinson avenue, as indicated on such plans; that the building shall not be increased in height or area and in all other

respects shall comply with all laws, rules and regulation applicable thereto.

210-51-A

APPLICANT—Strahl and Pitsch, Inc., owner (Penny and Gordon, lessee).

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—139 Front street, northeast corner of Depeyster street, (Block 37, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: R. C. Fisher.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee

Negative

THE RESOLUTION (210-51-A)

WHEREAS, Strahl and Pitsch, Inc., owner, Penny and Gordon, lessees, filed March 28, 1951, an appeal from a order and decision of the fire commissioner, affecting premises 139 Front street, northeast corner of Depeyster street (Block 37, Lot 29), Borough of Manhattan; and

WHEREAS, Order No. 58778-LF, issued by the fire commissioner September 20, 1950, reads:

"1. Replace missing iron shutters at all openings in the exterior wall above the first story which are distant in a direct line less than 30 ft. from any opening in any other building and not in the same plane with said openings and which are not more than 50 ft. above neighboring roof on the Depeyster street side of building or other approved protection. Section 491a2-2, Adm. Code."

and

WHEREAS, the decision of the fire commissioner dated February 28, 1951, reads:

"In reply to your letter of February 19, 1951, you are advised that your request for rescindment of Order 58778-LF, is hereby denied.

You may file an appeal from this order with the Board of Standards and Appeals within 30 days of date."

and

WHEREAS, the decision of the borough superintendent dated October 26, 1951, acting on B.N. Applic. No. 2812-5, reads:

"1. Removal of shutters contrary to Sec. 10.7.1 B.C.

and

WHEREAS, the applicant states that the building is five stories, 50 ft. in height, 17 ft. by 65 ft. in area, of Class 4 construction, erected before 1890, located in an unrestricted use, A area Class 2 height district and used and occupied since 1950: cellar, vacant; 1st floor, office, 4 persons; 2nd floor, showroom, metal office furniture, 1 person; 3rd, 4th and 5th floors, storeroom, metal office furniture, no persons; that the building is provided with one 35 in. wide interior wood stairs, wood enclosed, equipped with wood doors which are not self-closing; that stair hall leads to roof bulkhead and direct to street; that there is one fire escape on Depeyster street front extending to street by ladder; that window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, the applicant contends that the building is easily accessible for fire fighting equipment; that there is approximately 24 ft. between the windows of 139 Front street and the building on the other side of Depeyster street; that the building is occupied for the sale of new metal office equipment; that no manufacturing of any kind is done on the premises; that the upper floors are used only for storage of metal equipment; that the metal required for the shutters necessary to comply with the fire department order is unobtainable; and

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WHEREAS, the order is placed due to Depeyster street being 24 ft. in width instead of 30 ft. or more.

Resolved, that the decision of the borough superintendent, acting on B. Notice 2812/51, Objection 1, dated October 26, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the shutters on the windows along Depeyster street to be removed, *on condition* that the building in all respects shall comply with all laws, rules and regulations applicable thereto; and that in view of this decision, the order of the fire commissioner #58778-F, dated September 20, 1950, Objection 1, shall be marked rescinded" on the record.

69-51-A

APPLICANT—Sidney Daub, for Roto-Wac Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30-32 West 13th street, south side, 401 ft. east of 6th avenue (Block 576, Lot 23), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (269-51-A)

WHEREAS, Sidney Daub, for Roto-Wac Realty Corporation, owner, filed April 10, 1951, an appeal from a decision of the borough superintendent, affecting premises 30-32 West 13th street, south side, 401 ft. east of 6th avenue (Block 576, Lot 23), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated March 29, 1951, acting on B.N. Applic. 615-51, reads:

"1. A fire escape as a legal means of egress in a factory more than 5 stories high is contrary to Sec. 271 of the labor law."

WHEREAS, the applicant states that the building is 6 stories, 75 ft. in height; 50 ft. by 149 ft. in area; of Class construction; erected 1888, located on a lot 50 ft. by 3 ft. 9 in. in area, in a business use, B area, Class 2 light district, and used and occupied since 1888: cellar, manufacturing traveling cases, 15 persons; 1st floor, manufacturing traveling cases, 40 persons; 2nd floor, manufacturing traveling cases, 35 persons; 3rd floor, printing on lithophane, 15 persons; 4th floor, manufacturing cloth bags, 30 persons; 5th floor, office, shipping and tool storage, 30 persons; 6th floor, manufacturing metal frames, 60 persons; that the building is equipped with a one source sprinkler system supplied by a 10,000 gallon wood gravity tank at the top and proposed to have the additional supply of a 500 gallon booster pump which is now being installed; that the sprinkler system has an ADT connection; that the building is equipped with an approved interior fire alarm system; that there is one interior 2 ft. 8 in. wide fireproof stairs, back enclosed, equipped with fireproof self-closing doors leading from roof bulkhead direct to street; that there are three fire escapes, the front fire escape is a substandard fire escape 4 ft. wide with 22 in. wide 60 deg. stairs, connecting balconies provided with a counterbalanced stair to street and a goose neck ladder to roof; that in addition there is a fire escape in each of the west and east courts; that the fire escape in the west court consists of 4 ft. wide or law fire escape with 22 in. wide 45 deg. connecting stairs and a 45 deg. stair to roof; that egress to street from the 2nd floor balcony of this fire escape is provided by fireproof enclosed passage 3 ft. 8 in. wide at 2nd floor level leading to front fire escape and thence to street by counterbalanced stair; that the fire escape in the east court

is 4 ft. wide provided with 22 in. wide 45 deg. connecting stairs, goose neck ladder to roof and egress from its lower termination at cellar level through 5 ft. wide fireproof passage to 3 ft. 8 in. wide fireproof stair leading direct to street at front of building; that window and door openings on the course of the east and west court fire escapes are fireproof self-closing; that windows and doors on the front substandard fire escape are fireproof self-closing at the 2nd story only; and

WHEREAS, Certificate of Occupancy 29437 issued October 21, 1942, upon completion of work under Alt. Applic. 708-1941, permits the use of the 1st to 6th stories for factory with an occupancy of 60 persons each floor and for storage in the cellar, number of occupants permitted not stated; and

WHEREAS, Violation 6543-48, issued by the borough superintendent December 20, 1950, was that all floors were not provided with a legal second means of egress as required by Section 271 of the labor law as amended July 1, 1947; and

WHEREAS, the applicant contends in 1917 the State Labor Department issued order to make the fire escapes comply and to extend the interior stairway at the front to the roof; that these orders were complied with and Alt. Applic. 862-1917 approved by the Department of Housing and Buildings and the exits were accepted; that in 1942 the present owners filed plans and application to comply with all the requirements of law and after completion received a certificate of occupancy which is now outstanding; that due to recent amendment of the labor law fire escapes on buildings more than five stories in height are not acceptable; that it is requested the Board accept the existing exits in view of the existing sprinkler system with ADT connection and the interior fire alarm system; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent, acting on B.N. Applic. 615-51, Obj. 1, and that the decision be and it hereby is *modified* and the appeal be and it hereby is *granted* to permit continuance of the existing exits, as proposed and as indicated on plans filed with this appeal marked "Received April 10, 1951," (5 sheets), *on condition* that the sprinkler system and fire alarm system shall be maintained as proposed, including the new booster pump now being installed and with connection from the sprinkler system to fire headquarters through an approved central station, all to the satisfaction of the fire commissioner; that the building and occupancy in all other respects shall comply with all laws, rules and regulations applicable thereto; that the number of occupants per floor shall not exceed that permitted for the primary means of exit.

305-51-A

APPLICANT—Sidney Daub, for 469 Broome St. Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—473-475 Broome street, south side, 50 ft. west of Greene street (Block 475, Lot 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (305-51-A)

WHEREAS, Sidney Daub, for 469 Broome St. Realty Corp., owner, filed April 16, 1951 an appeal from a decision of

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the borough superintendent affecting premises 473-475 Broome street, south side, 50 ft. west of Greene street (Block 475, Lot 46), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated April 16, 1951 as to B.N. Applic. 323-51, reads:

"1. Provide a legal 2nd means of egress as required by Sec 271 of Labor Law. Fire escape not acceptable for 6 story structure."

and

WHEREAS, the applicant states that the building is 6 stories, 88 ft. in height, 50 ft. by 60 ft. 4 in. in area, of Class 3 construction, erected 1871, located in an unrestricted use, B area, Class 1½ height district, used and occupied since 1885: cellar, manufacturing metal ware, 2 persons; 1st floor, manufacturing metal ware, 5 persons; 2nd floor, manufacturing metal ware, 5 persons; 3rd floor, manufacturing flowers and feathers, 25 persons; 4th floor, printing, 5 persons; 5th floor, manufacturing pocketbooks, 15 persons; 6th floor, manufacturing metal ware, 15 persons; that no change in use or occupancy is now proposed; that the building is equipped with a 2 source sprinkler system throughout; there is one 4 ft. wide interior wood stairs enclosed in partitions of wood studs, covered both sides with plaster and metal, equipped with fireproof self-closing doors; that stair hall leads from roof bulkhead direct to street; that in addition there is one 45 degree fire escape on the front of the building which is a party wall fire escape in conjunction with No. 469 to 471 Broome street; that this fire escape extends to roof by stair and to street by stair; that window and door openings on its course are fireproof, self-closing; and

WHEREAS, the applicant states that the building is equipped with an approved 2 source sprinkler system; that the exits consist of a 4 ft. wood stairway from first story to roof with hallway at 1st story leading to street; that stairway is within a fire retarded enclosure equipped with fireproof self-enclosing doors; that there also exists at each of the upper stories in each stairhall 3 ft. 4 in. wide openings in the party wall connecting to the adjoining building to the east under the same ownership; that these openings are equipped with fireproof automatic sliding doors on each side of the wall; that the party wall fire escapes in question consist of 4 ft. wide balconies at each story with 20 in. wide 45 degree stairways from 2nd story to roof inclusive and a 45 degree counterbalanced stairway from 2nd floor to street with 4 ft. 6 in high railings on the exterior of balconies and stairways; that the openings on the course of the fire escapes are fireproof wire glass self-closing windows; that in addition on the 2nd and 5th story there are 4 ft. wide horizontal exits equipped with fireproof automatic doors at each side of the openings in the brick party wall leading to the adjacent building occupied by the same tenant and under the same ownership; and

WHEREAS, the applicant contends that due to the recent amendment of the labor law fire escapes on buildings more than five stories in height are not acceptable; that in view of the fact that these fire escapes have been previously accepted as meeting the requirements of the labor law and that the building is equipped with a sprinkler system, it is requested that the present fire escapes be accepted limiting the occupancy to the capacity of the stairways; and

WHEREAS, the premises were inspected by a committee of the Board;

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on B.N. App. 323-51, Objection 1, and that the appeal be and it hereby is granted on condition that the building shall not be increased in height or area; that the exits shall be maintained in conjunction with the adjoining building under the same ownership as under Cal. 307-51-A, as proposed and as indicated on plans filed with this appeal, marked "Received April 16, 1951" (4 sheets); that the party wall openings shall be protected with sliding fireproof doors, as shown and shall be maintained on each floor as indicated

on such plans, on condition that the exterior fire escape of the Broome street side having access to both buildings shall be maintained in accordance with the requirements of the Building Code and the Labor Law; that the sprinkler system shall be maintained in accordance with the requirements therefor to the satisfaction of the fire commissioner, with connection to fire headquarters through an approved central station; that the occupancy of each floor shall not exceed that lawfully permitted for the primary means of exit.

306-51-A

APPLICANT—Sidney Daub, for Uno Equities Inc., owner.
SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—176 Madison avenue, west side, 49 ft. 4½ in. north of East 33rd street (Block 863, Lot 21), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative

THE RESOLUTION (306-51-A)

WHEREAS, Sidney Daub, for Uno Equities, Inc., owner, filed April 25, 1951, an appeal from a decision of the borough superintendent, affecting premises 176 Madison avenue, west side, 49 ft. 4¼ ft. north of East 33rd street (Block 863, Lot 21), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated March 30, 1951, acting on B. N. Applic. 8-51, reads:

"3. Provide safe egress from termination of fire escape in rear of building as per Sec. 274 of the Labor Law."

and

WHEREAS, the applicant states that the building is 6 stories, 60 ft. in height, 34 ft. 8 in. by 95 ft. in area, of Class 3 construction, erected before 1913, located in a restricted retail use, B area district, and used and occupied since prior to 1913, cellar, storage and kitchen for 1st floor restaurant, 130 persons; 1st floor, restaurant, 130 persons; 2nd floor, office showroom and packing laces, 1 person; 3rd floor, office showroom and packing laces, 5 persons; 4th floor, office showroom and shipping leather, 5 persons; 5th floor, cutting undergarments and office, 4 persons; that no change in use or occupancy is now proposed; that the building is provided with one 3 ft. wide interior wood stairs, enclosed in partitions of wood studs covered both sides with lath and plaster; that stair hall leads direct to street and is provided with a ladder and scuttle to roof; that doors to stair hall are fireproof self-closing, and in addition there is one 60 degree fire escape at the rear extending to roof by 60 deg. stair at to yard by 60 deg. stair with egress from its lower termination through rear yard and thence through the building at No. 21 East 33rd street, that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant states that in 1917 under C. 812-17-S the Board granted a variation of the labor law to accept a 60 deg. fire escape at the rear, with egress from its lower termination in the yard to the yard of the building at the east, No. 21 E. 33rd street with egress to street by door in the rear wall at the 1st story of 21 E. 33rd street; that the Board permitted not more than 60 persons to be engaged at manufacturing above the first floor; that since this variance was granted the building at 21 E. 33rd street was reconstructed, building up the entire rear yard with the exception of a 4 ft. 6 in. yard along the entire rear and providing a 3 ft. wide door in the easterly wall at the 1st story for egress to the building 21 East 33rd street from the termination of the rear fire escape of the building in question at 1

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Madison avenue; and

WHEREAS, the applicant contends that the Board is requested to accept the existing means of egress from the termination of the present rear fire escape as the conditions have been improved since the variation was granted by the Board due to the reduction in occupancy from sixty to 6 persons employed at manufacturing above the 1st story and since the type of work carried on is of a non-hazardous nature; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make* a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on B.N. Applic. 8-51, Objection 3, and that the appeal be and it hereby is *modified*, affirming the resolution adopted by the Board on July 12, 1917, except that the conditions may be changed as to exit through the adjoining building at 21 East 33rd street, as proposed and as indicated on plans filed with this appeal, marked "Received April 25, 1951", *on condition* that there shall be filed with the borough superintendent and the Board a copy of the agreement with the owner of the building at 21 East 33rd street that at all times during business hours the door into his premises shall remain unlocked and openable so as to provide a second means of exit from the building under appeal; that at such doorway there shall be a sign at all times reading, "Exit" and illuminated during business hours; that the rear yard of this building shall be paved and drained; that the number of occupants in the building shall be limited to the number permitted for the primary means of exit; that the building shall not be increased in height of area; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

307-51-A

APPLICANT—Sidney Daub, for 469 Broome St. Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—469-471 Broome street, southwest corner of Greene street (Block 475, Lot 47), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (307-51-A)

WHEREAS, Sidney Daub, for 469 Broome St. Realty Corp., owner, filed April 16, 1951, an appeal from a decision of the borough superintendent affecting premises 469-471 Broome street, southwest corner Greene street (Block 475, Lot 47), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated April 16, 1951, as to B. N. Applic. 322-51, reads:

"1. Provide a legal 2nd means of egress as required by Sec. 271 of Labor Law. Fire escape not acceptable for 6-story structure."

and

WHEREAS, the applicant states that the building is 6 stories, 88 ft. in height, 50 ft. by 60 ft. 4 in. in area, of class construction, erected 1871, located in an unrestricted use, 1st area, class 1½ height district and used and occupied since 1885; cellar, manufacturing metal ware—2 persons; 1st floor, manufacturing metal ware—6 persons; 2nd floor, manufacturing metal ware—5 persons; 3rd floor, manufacturing wigs—15 persons; 4th floor, manufacturing shoe applicators—15 persons; 5th floor, manufacturing pocketbooks—15 persons; 6th floor, manufacturing stuffed toys—15

persons; that the building is equipped with a 2 source sprinkler system throughout; that there is one 4 foot wide interior wood stairs enclosed in partitions of wood studs, covered both sides with plaster and metal, equipped with fireproof self-closing doors, leading from roof bulkhead direct to street; that in addition one 45 degree party wall fire escape on the front leads to roof by stair and to street by counterbalanced stair; that window and door openings on the course of the fire escape are fireproof, self-closing; and

WHEREAS, the applicant states that the building is equipped with an approved 2 source sprinkler system; that the exits consist of a 4 foot wood stairway from first story to roof with hallway at 1st story leading to street; that stairway is within a fire retarded enclosure equipped with fireproof self-closing doors; that there also exists at each of the upper stories in each stairhall 3 ft. 4 in. wide openings in the party wall connecting to the adjoining building to the east under the same ownership; that these openings are equipped with fireproof automatic sliding doors on each side of the wall; that the party wall fire escapes in question consist of 4 ft. wide balconies at each story with 20 in. wide 45 degree stairways from 2nd floor to roof inclusive and a 45 degree counterbalanced stairway from 2nd floor to street with 4 ft. 6 in. high railings on the exterior of balconies and stairways; that the openings on the course of the fire escape are fireproof wire glass self-closing windows; that in addition on the 2nd and 5th story there are 4 ft. wide horizontal exits equipped with fireproof automatic doors at each side of the openings in the brick party wall leading to the adjacent building occupied by the same tenant and under the same ownership; and

WHEREAS, the applicant contends that due to the recent amendment of the labor law fire escapes on buildings more than five stories in height are not acceptable; that in view of the fact that these fire escapes have been previously accepted as meeting the requirements of the labor law and that the building is equipped with a sprinkler system, it is requested that the present fire escapes be accepted limiting the occupancy to the capacity of the stairways; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on B.N. Applic. 322-51, Objection 1, and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the exits shall be maintained in conjunction with the adjoining building under the same ownership as under Cal. 305-51-A and as shown on plans filed therein, marked "Received April 16, 1951 (4 sheets); that the party wall openings shall be protected with sliding fireproof doors, as shown and shall be maintained on each floor as indicated on such plans, *on condition* that the exterior fire escape on the Broome street side having access to both buildings shall be maintained in accordance with the requirements of the Building Code and the Labor Law; that the sprinkler system shall be maintained in accordance with the requirements therefor to the satisfaction of the fire commissioner, with connection to fire headquarters through an approved central station; that the occupancy of each floor shall not exceed that lawfully permitted for the primary means of exit.

452-51-A

APPLICANT—H. E. Horwood, for Harry Jacobs, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—49-10 Metropolitan avenue, south side, 194.37 ft. west of Bliack square (2nd, 3rd and 4th floors); (Block 3375, Lot 40), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (452-51-A)

WHEREAS, H. E. Horwood, for Harry Jacobs, owner, filed June 26, 1951, an appeal from an order of the fire commissioner affecting premises 49-10 Metropolitan avenue, south side, 194.37 ft. west of Bohack square, (2nd, 3rd and 4th floors), (Block 3375, Lot 40), Ridgewood, Borough of Queens; and

WHEREAS, order No. 30511LF issued by the fire commissioner June 13, 1951, reads:

"1. Repair or replace the defective shutters with proper iron shutters at South Side and South East Side of building on the 2nd, on the 3rd and on the 4th stories at all openings in the exterior wall which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at the South and South East side of building, or other approved protection. Sec. 491-A.1.1.0 Adm. Code."

and

WHEREAS, the applicant states that the building is 4 stories, 50 ft. 7 in. in height, 89 ft. 8½ in. by 38 ft. 3½ in. and 78 ft. 3½ in. in area, of class 3 construction, erected 1906, located on a lot 89 ft. 8½ in. by 130 ft. and 175 ft. in area, in an unrestricted use, A area, class 1½ height district and used and occupied since 1925; cellar, storage and boiler room—no persons; 1st floor, manufacturing show cases—3 persons; 2nd floor, manufacturing toys—3 persons; 3rd floor, storage; 4th floor, textile printing—11 persons; that the building is provided with one interior 36 in. wide steel stairs enclosed in 4 in. terra cotta block, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street, and one fire escape at the rear extending to yard by stair; that window and door openings on the course of the fire escape are fireproof, self-closing; and

WHEREAS, the applicant states that the 1st story was used for the storage of show cases and is to be rented for any legal use with not more persons employed than can be accommodated by the capacity of the exits; that the windows on the east side at south are over the roof of the one-story building under the same ownership; that this building has two openings in the 1st floor, one being a doorway and the other a window which in the opinion of the applicant makes it part of the same building; that the west portion of the one-story building is used by the occupant of the 1st story of the building under appeal as an office; that at the south side the exposure is from a two-story building also under the same ownership used on the 1st floor for metal stamping with an occupancy of 2 persons, and on the 2nd floor is a knitting mill with an occupancy of 4 persons; that on the rear of the premises under appeal the windows at the east end nearest to this exposure are fireproof, self-closing, and on the 3rd story, which is higher than the roof of the exposure, there is one fireproof window; that the one-story building at the rear is practically an extension of the premises under appeal and is connected thereto by a covered passageway with single door; that the east section is used by the occupant of the 1st story of the building under appeal and the west section is a former boiler room not in use; that there is an open passageway from the rear fire escape to Flushing avenue; that the interior stairway is at the most remote location from the openings involved and there are only 14 persons employed above the 1st floor; that since the exposures involved are from the one-story building practically part of the building in question and since the other building causing exposures is only 2 stories in height with but six persons employed at non-hazardous work and since the windows on the rear course of the fire escape are fireproof, self-closing, it is requested that the requirement for iron shutters be waived; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the fire commissioner, acting on Order #30511 LF, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the buildings in question shall remain under single ownership; that the buildings shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto.

633-49-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 56 Meserole Corporation, owner—(Roman Furniture Company, lessee).

SUBJECT—Application for consideration—reopening as Vol. II, to consider new decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—56-66 Meserole street, south side, 50 ft. east of Lorimer street (Block 3050, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

700-49-A

APPLICANT—Leon and Lionel Levy, for Madison Square Garden Corp., owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Appeal from a decision of the borough superintendent (previously denied).

PREMISES AFFECTED—809-825 Eighth avenue, west side, from West 49th to West 50th streets and 301-333 West 49th street, 300-344 West 50th street (Block 1040, Lot 13 and 14), Borough of Manhattan.

APPEARANCES—

For Applicant: J. R. Kilpatrick, L. K. Levy and E. Baresel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened to consider proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

308-51-A

APPLICANT—Sidney Daub, for Sam Koslowsky, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-145 Prince street and 445-449 West Broadway, northeast corner (Block 51, Lot 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn after hearing and inspection and unfavorable report of the committee.

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THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

774-50-A

APPLICANT—DeRose and Cavalieri, for Elizabeth Paz-
zanese, owner.

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—764 East 158th street, south
side, 95 ft. west of Tinton avenue (Block 2655, Lot
53), Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to November 27, 1951,
2 PM at request of applicant.

775-50-A

APPLICANT—DeRose and Cavalieri, for Elizabeth Paz-
zanese, owner.

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—799 Tinton avenue, west side,
100 ft. south of East 158th street (1st floor of rear
building); (Block 2655, Lot 59), Borough of The
Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to November 27, 1951,
2 PM at request of applicant.

159-51-A

APPLICANT—Douglaston Club, for Community Holding
Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire
commissioner.

PREMISES AFFECTED—32-09 Douglaston parkway
(also known as 600 West Drive), northeast corner
of Manor road (Block 8031, Lot 1) Douglaston,
Borough of Queens.

APPEARANCES—

For Applicant: Thomas W. Gooch, O. Kline Ful-
met and Nathaniel J. Palzer.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to November 27, 1951,
2 PM for inspection by committee of the Board.

37-51-A

APPLICANT—L. E. Driver, for New York Dock Co.,
owner.

SUBJECT—Appeal from a decision re an order of the fire
commissioner.

PREMISES AFFECTED—116-162 Imlay street, west side,
from Commerce to Verona streets, 111-121 Com-
merce street and 122-132 Verona street (1st, 5th
and 6th floors); (Block 515, part of Lot 61), Bor-
ough of Brooklyn.

APPEARANCES—

For Applicant: George Eweler.

ACTION OF BOARD—Laid over to November 14, 1951,
2 PM for applicant to obtain a new decision from
the borough superintendent.

6-51-A

APPLICANT—Francis R. O'Neil, for Thomas Vernola,
owner.

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—982 East 55th street, west side,
55 ft. north of Avenue H (Block 7738, Lot 77),
Borough of Brooklyn.

APPEARANCES—

For Applicant: Francis R. O'Neil, Lloyd W. Rob-
erson, Gino P. Setti.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to November 14, 1951, at
2 PM for further study of the records and con-
sideration.

576-51-A

APPLICANT—Brown and Guenther, for Louis Sherry,
Inc., owner (Childs, Inc., lessee).

SUBJECT—Appeal from a decision of the Board of Health.

PREMISES AFFECTED—30-30 Northern boulevard, south
side, 570.43 ft. east of 41st avenue (basement);
(Block 239, Lot 60), Long Island City, Borough of
Queens.

APPEARANCES—

For Applicant: Michael V. Skowron.

ACTION OF BOARD—Laid over to November 14, 1951,
2 PM at request of applicant.

595-51-A

APPLICANT—James Whitford, Jr., for John Merlino,
owner.

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—337 Richmond avenue and 167
Palmer avenue, northeast corner (Block 1038, Lot
1), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: William E. Roehrig.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD: Laid over for inspection; date to
be set and applicant to be notified thereof.

631-51-A

APPLICANT—Lama, Proskauer and Prober, for Anthony
Carbone, owner.

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—162-164 West 48th street, south
side, 140 ft. east of 7th avenue (2nd, 3rd and 4th
floors); (Block 1000, Lots 58 and 158), Borough
of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Anthony
Carbone.

For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Laid over to November 20, 1951,
2 PM for inspection and decision without further
argument.

ZONING APPLICATIONS.

647-17-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max
Goldman, owner (James Miller, lessee).

SUBJECT—Application for consideration—reopening and
extension of time to complete—re Application (de-
cision of the borough superintendent) previously
granted on condition, under sections 7c and 7i of the
zoning resolution, permitting in a business use dis-

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trict, the change in occupancy from garage to motor vehicle repair shop, body and fender repairs, painting and spraying, welding and garage for more than five motor vehicles.

PREMISES AFFECTED—1419 East New York avenue, north side, 111 ft. 1¼ in. west of Sterling place (Block 1419, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (647-17-BZ—Vol. II)

WHEREAS, this application under the zoning resolution, to permit the erection of a garage and factory in a business use district, affecting premises south side of Sterling place, 144 ft. 3½ in. west of East New York avenue, Borough of Brooklyn, was granted by the Board, as Vol. I, June 11, 1917, on certain conditions; and

WHEREAS, the resolution, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from garage to motor vehicle repair shop, body and fender repairs, painting and spraying, welding and garage for more than five (5) motor vehicles, affecting premises 1419 East New York avenue, north side, 111 ft. 1¼ in. west of Sterling place, and 1894-1898 Sterling place (Block 1419, Lot 25), Borough of Brooklyn, was amended as Vol. II, May 3, 1949; and

WHEREAS, time to obtain permits and complete the work was extended September 13, 1949, January 10, 1950, September 26, 1950 and April 17, 1951; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 11, 1917, as thereafter *amended* through April 17, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that all permits have been obtained that the work is substantially completed and a certificate of occupancy has been applied for, that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution (Alt. 2966-48)."

624-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Mahland Corp., Inc., owner (Empire Super Service, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—43-45 Empire boulevard, north side, from Washington avenue to Franklin avenue, 1059-1069 Washington avenue and 1032-1042 Franklin avenue (Block 1196, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (624-29-BZ—Vol. II)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, affecting premises 43-45 Empire boulevard, northeast corner of Washington avenue, Borough of Brooklyn, was granted by the Board as Vol. I, February 4, 1930, on certain conditions and

WHEREAS, the resolution was amended July 8, 1930; and

WHEREAS, the resolution, under sections 7c and 7h of the zoning resolution, to permit in a business use district the proposed additional use for the parking and storage of more than five (5) motor vehicles, to existing gasoline service station, lubricatorium and auto laundry, was amended February 8, 1949 as Vol. II; and

WHEREAS, time to complete was extended September 1, 1949 and October 10, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 8, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within six (6) months from the date of the *amended* resolution (Alt. Applic. 3191-48)."

845-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Harr Goody Realty Company, Inc., owner (Emess Realty Corporation, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district the erection and maintenance of a one-story enclosure over grease pits of an existing gasoline service station and also granting under section 7 the parking and storage of more than five motor vehicles (pleasure car type) for a term of two years.

PREMISES AFFECTED—253-263 Empire boulevard and 369-379 Rogers avenue, northeast corner (Block 1308, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term variance extended.

THE VOTE TO REOPEN AND EXTEND TERM C VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (845-39—Vol. III)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the erection of an accessory building on an existing gasoline service station, affecting premises 253-263 Empire boulevard and 369-379 Rogers avenue, northeast corner (Block 1308, Lot 1), Borough of Brooklyn, was granted by the Board as Vol. I January 30, 1940, on certain conditions; and

WHEREAS, this application under section 7h of the zoning resolution, permitting the parking and storage of more than five motor vehicles, for a term of two years, upon an e-

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sting gasoline service station was granted, on certain conditions, as Vol. II, by the Board March 2, 1943; and

WHEREAS, the resolution was amended as Vol. III, March 9, 1949; and

WHEREAS, the term of variance was extended from time to time and last extended November 1, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 2, 1943, as *amended* through November 1, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

" . . . *granted* under section 7, subdivision h, for a term of two (2) years from the date of this *amended* resolution, to permit the premises . . . that other than as herein *amended*, the resolution adopted on March 2, 1943, shall be complied with in all respects and a new certificate of occupancy shall be obtained (B.N. 218-41)."

75-44-BZ

APPLICANT—Lama, Proskauer and Prober, for Cardinal Engine and Boiler Works, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the maintenance of a storage yard for salvaged materials from ships and for oxygen and acetylene tanks in two portable steel deck houses.

PREMISES AFFECTED—729-747 Hicks street, east side, from Nelson to Huntington streets, 46-54 Nelson street and 45-53 Huntington street (Block 526, Lots 1 to 12 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (575-44-BZ)

WHEREAS, this application under section 7e of the zoning resolution, permitting in a residence use district, for a term of two years, the maintenance of a storage yard for salvaged materials from ships and for oxygen and acetylene tanks in two portable steel deck houses, affecting premises 729-747 Hicks street, east side, from Nelson to Huntington streets, 46-54 Nelson street and 45-53 Huntington street (Block 526, Lots 1 to 12), Borough of Brooklyn, was granted by the Board July 24, 1945, on certain conditions; and

WHEREAS, the term of variance was extended September 1947 and October 18, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1945, as *amended* through October 18, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

" . . . *granted* under section 7, subdivision for a term of two (2) years from the date of this *amended* resolution, that other than as herein *amended*, the resolution adopted on July 24, 1945, shall be complied with in all respects, and that a certificate of occupancy shall be obtained (B.N. 839-44)."

925-47-BZ

APPLICANT—Max Horn, for Carmine Riccardone, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting on the unbuilt upon portion of the residence use portion of the plot, the parking and storage of motor vehicles for a term of two years.

PREMISES AFFECTED—168-09 Baisley boulevard, north side, 186 ft. west of Long Island Railroad (Block 12383, Lot 170, Block 12384, Lots 7 and 9 and Block 12385, Lot 68), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (925-47-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit on the unbuilt upon portion of the residence use portion of the plot, the parking and storage of more than five (5) motor vehicles for a term of years, affecting premises 168-09 Baisley boulevard, north side, 186 feet west of Long Island Railroad (Block 12383, Lot 170; Block 12384, Lots 7 and 9; Block 12385, Lot 68), Jamaica, Borough of Queens, was granted by the Board June 22, 1948, on certain conditions; and

WHEREAS, the term of variance was extended October 25, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 22, 1948, as thereafter *amended* by resolution adopted October 25, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

" . . . *granted* under section 7, subdivision h, for a term of two (2) years from date of this *amended* resolution, *on condition* . . . that other than as herein *amended*, the resolution adopted on June 22, 1948, shall be complied with in all respects and a new certificate of occupancy shall be obtained (Misc. Applic. 4012-47)."

65-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for William E. Kane and A. Kennedy Realty Corp., owners (McCarthy Bernhardt Buick, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7h, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the maintenance of existing building and uses and to relocate body and fender work, painting, spraying and wheel-alignment to center building and to relocate storage of auto parts and to install minor adjustments for new cars department and to cut a door in most southerly wall of building and to use adjoining vacant portion of plot for the parking of cars waiting to be serviced and to permit prohibited business signs.

PREMISES AFFECTED—790-816 Coney Island avenue, west side, 260 ft. 8 $\frac{3}{8}$ in. south of Cortelyou road (Block 5393, Lots 21, 25, 27 and 93), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD: Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (65-48-BZ—Vol. II)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district the change in occupancy from gasoline service station and two (2) public garages, sales and display of new and used cars, office and store to garage for more than five (5) motor vehicles, gasoline service station, motor vehicle repair shop, servicing of new and used motor vehicles, body and fender repairs, painting, spraying, welding, office and store affecting presises 790-816 Coney Island avenue, west side, 260 ft. 8 $\frac{3}{8}$ in. south of Cortelyou road (Block 5393, Lots 21, 25 and 27), Borough of Brooklyn was granted by the Board, on certain conditions, as Vol. I, April 20, 1948; and

WHEREAS, this application under sections 7h, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the maintenance of existing building and uses and to relocate the body and fender work, painting, spraying, wheel alignment to the center building, and to relocate the storage of auto parts from center building to proposed mezzanine in the northerly building, and to install minor adjustments for new car department in the northerly building; and to cut a door in the most southerly wall of the building and use adjoining vacant portion of plot for the parking of cars waiting to be serviced, and to permit prohibited business signs, affecting premises 790 to 816 Coney Island avenue, west side, 260 feet, 8 $\frac{1}{8}$ th inches south of Cortelyou road (Block 5393, Lots 21, 25, 27 and 93), Borough of Brooklyn was granted by the Board April 17, 1951, on certain conditions, as Vol. II; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 17, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“... that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. Applic. 3768-50).”

798-48-BZ

APPLICANT—Lama, Proskauer and Prober, for George Knight, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the change in occupancy from iron works and junk shop to body and fender repairs, welding, painting and spraying and the storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—647-649 Midwood street, north side, 152 ft. 4 $\frac{7}{8}$ in. east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (798-48-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a residence use district the change of occupancy from iron works and junk shop to motor vehicle repair shop, body and fender repairs, welding, painting and spraying and the storage of motor vehicles waiting to be serviced, affecting premises 647-649 Midwood street, north side, 152 ft. 4 $\frac{7}{8}$ in. east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn was granted by the Board January 18, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended January 24, 1950, October 31, 1950 and February 6, 1951; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1949, as thereafter *amended* by resolutions adopted through February 6, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“that in view of statement by the applicant that all permits have been obtained and the work is approximately 90% completed, that all permits and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. Applic. 2742-48).”

942-48-BZ

APPLICANT—David Kraus, for 733 Columbus Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under Section 7A of the zoning resolution, permitting in a business use district, the alteration to existing building, with show windows and business entrance beyond permitted distance from intersection.

PREMISES AFFECTED—70-72 West 96th street, south side, 61 ft. 8 $\frac{1}{2}$ in. east of Columbus avenue (Block 1209, Lot 65), Borough of Manhattan.

APPEARANCES—

For Applicant: David Kraus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (942-48-BZ)

WHEREAS, this application under section 7A of the zoning resolution, to permit in a business use district, the alteration to an existing building with show windows and business entrance beyond the permitted distance from the intersection, affecting premises 70-72 West 96th street, south side, 61 ft. 8 $\frac{1}{2}$ in. east of Columbus avenue (Block 1209, Lot 65), Borough of Manhattan was granted by the Board March 24, 1949 on certain conditions; and

WHEREAS, time to complete was extended October 17, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 24, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“... that in view of statement by applicant that the work has been substantially completed, that all work shall be completed and a certificate of occupancy shall be obtained within six (6) months from the date of this *amended* resolution (Alt. Applic. 1681-48).”

MINUTES

12-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Hannis Realty Corp., owner. (Alpine Motors Corp., lessee).
SUBJECT—Application for consideration—reopening for amendment and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a business use, D area district, erection and maintenance of a building to be used as an automobile showroom, lubritorium brake-testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boilerroom and office, using more than the permitted area.

PREMISES AFFECTED—8729-8739 18th avenue, east side, 132 ft. south of Benson avenue and 130-140 Bay 19th street (Block 6403, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Peggy Cooney and E. H. Snackenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (9-49-BZ)

WHEREAS, this application under sections 7i and 21 of the zoning resolution, to permit in a business use D area district, the erection and maintenance of a building to be used as an automobile show room, lubritorium, brake testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boiler room and office, using more than the area permitted, affecting premises 8729 to 8739 18th avenue, east side, 132 ft. south of Benson avenue and 130 to 140 Bay 19th street (Block 6403, Lot 12) Borough of Brooklyn was granted by the Board June 28, 1949, on certain conditions; and

WHEREAS, the resolution was amended January 24, 1950, October 17, 1950 and April 17, 1951; and

WHEREAS, time to obtain permits and complete the work was extended June 27, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 28, 1949, as *amended* by resolutions adopted through April 17, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement of applicant that plans for construction have been approved and permits obtained and the building is now under construction, that all work shall be completed and a certificate of occupancy obtained within the requirements of Section 22-A of the zoning resolution (NB 1795/48)."

12-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidmar Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the change in occupancy from two-car garage, private lavatory, refreshment stand and the parking of more than five motor vehicles to public lavatory, refreshment stand and gasoline selling station.

PREMISES AFFECTED—2884-2892 West 12th street, west side, 693 ft. south of Neptune avenue (Block 7266, Lot 190), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (312-49-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a business use district the change in occupancy from two car garage, public lavatory, refreshment stand and the parking of more than five motor vehicles to parking and storage of more than five motor vehicles, public lavatory, refreshment stand and gasoline station, affecting premises 2884 to 2892 West 12th street, west side, 693 ft. south of Neptune avenue (Block 7266, Lot 190) Borough of Brooklyn was granted by the Board July 12, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended January 24, 1950, September 19, 1950 and April 10, 1951; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 12, 1949, as thereafter *amended* by resolutions adopted through April 10, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that all work has been completed and additional time is required to obtain a certificate of occupancy, which has been applied for, that a certificate of occupancy shall be obtained six (6) months from the date of this *amended* resolution (Alt. App. 715/49)."

359-49-BZ

APPLICANT—Lama, Proskauer and Prober, for John Harnett, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition under section 7c of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing motor vehicle repair shop and used car sales building and to permit the parking of more than 5 motor vehicles waiting to be serviced in open portion of lot in rear.

PREMISES AFFECTED—27-16 to 27-18 21st street, west side, 106.7 ft. south of Astoria boulevard (Block 539, Lot 32), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (359-49-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the reconstruction and extension of an existing motor vehicle repair shop and used car sales building and to permit the parking of more than five motor vehicles awaiting to be serviced

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in open portion of lot in rear, affecting premises 27-16 to 27-18 21st street, west side, 106.7 south of Astoria boulevard (Block 539, Lot 32) Long Island City, Borough of Queens was granted by the Board September 20, 1949, on certain conditions; and

WHEREAS, time to complete was extended October 10, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 20, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the Department of Housing and Buildings and work has commenced, that all permits shall be obtained and all work completed and certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution (N.B. 54-49)."

789-49-BZ

APPLICANT—Irrera and Luongo, for Claraben Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop and office (previously denied; reopened and reheard by Court Order).

PREMISES AFFECTED—2591-2613 Atlantic avenue, 62-74 Sheffield avenue, northwest corner and 53-69 Georgia avenue (Block 3668, Lots 36-43 inclusive, Borough of Brooklyn).

APPEARANCES—

For Applicant: Raymond Irrera and Jacob Stein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (789-49-BZ)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop and office, affecting premises 2591 to 2613 Atlantic avenue, 62-74 Sheffield avenue and 53-59 Georgia avenue, northwest cor-

ner (Block 3668, Lots 36 to 43, inclusive), Borough of Brooklyn was granted by the Board December 19, 1950 on certain conditions; and

WHEREAS, plans, submitted as being in substantial compliance with the Board's requirements, were approved June 5, 1951; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals do hereby *amend* the resolution adopted on December 19, 1950 as *amended* by approval of plans, as being in substantial compliance with such resolution as adopted on June 5, 1951 by adding thereto:

"that the number and location of curb cuts to Atlantic avenue and Georgia avenue may be as indicated on revised plan, marked 'Received October 25, 1951' (1 sheet) on condition that the requirements of the resolution adopted December 19, 1950 and the plans as approved June 5, 1951, shall be complied with in all other respects; that the repairing on the premises shall be in conjunction with the operation of the gasoline service station and not leased out to a separate concern or individual or as a concession separate from the gasoline station (N.B. 1106-49)."

545-37-BZ—Vol. II

APPLICANT—Anthony T. Nappi, for Wayington Corporation, owner

SUBJECT—Application of consideration—reopening as Vol. II to rehear under a different section of the zoning resolution—re Application (decision of the borough superintendent under section 7e of the zoning resolution, to permit in a residence use district, the proposed extensions in court and yard for business purposes (previously denied for conversion of part of existing multiple dwelling to stores).

PREMISES AFFECTED—862-874 Washington avenue at 175-185 Eastern parkway, northwest corner (Block 1179, Lot 108), Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony T. Nappi.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application as Vol. II, subject regular procedure, to rehear under a different section, namely section 7c.

THE VOTE TO REOPEN

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee
Negative

(The remaining minutes of the meeting Tuesday afternoon, October 30, 1951, will be printed in the Bulletin of November 13, 1951.)

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 46

DIRECTORY

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Address all communications to the Chairman

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COURT DECISIONS.

Matter of Silver vs. Murdock:—On April 24, 1951, the Board granted, under section 7 subdivision e of the Zoning Resolution, a variance to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium and accessory store, for a term of ten (10) years; Cal. No. 795-50-BZ; premises 3768-3778 Nostrand Avenue and 2915-2925 Avenue Y, northwest corner, Borough of Brooklyn.
At Special Term, Supreme Court, Mr. Justice DiGiovanna sustained the Board, and in his decision stated in part:
“ . . . Hearings before the Board would be a travesty were they allowed to consist of counting the number in favor of and against a proposition before it, and a determination made by the board may only be reversed by this court if it clearly appears to have been an abuse of discretion, so that whether or not the court is in agreement with the determination, or would have arrived at the same determination, is not a criterion”
(N.Y.L.J. Nov. 1, 1951, page 1096)

* * * *

Matter of Gruning (Board of Standards and Appeals)—On October 17, 1950, the board denied an application, under Section 7, subdivision e, of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (retail store); Cal. No. 441-50-BZ; premises 7620-7626 Fourth Avenue and 371-383—77th Street, Borough of Brooklyn.
At Special Term, Supreme Court, Mr. Justice DiGiovanna sustained the Board, and in his decision stated, in part:
“ . . . Clearly, there was no abuse in the instant case of the discretionary power of the respondents to determine or vary the application of the Building Zone Resolution. While the erection of stores on the property might be to the advantage of the petitioners, and while it might not be possible at the present time to construct a one or two-family dwelling on the property which would yield an adequate return, there is no prohibition against the erection of an apartment house which would conform in use to that presently utilized in the case of many similar plots. The Board's refusal to grant petitioner's application for a variance in the instant case was clearly within the discretionary power and, upon the record herein, should not be annulled. The motion to vacate the order of certiorari issued herein is therefore granted, the petition dismissed, and the determination of the respondents affirmed.”
(N.Y.L.J. October 29, 1951, page 1034).

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.
Special meetings as published in this Bulletin.
All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALENDAR

DOCKET

New Cases filed up to November 7, 1951

Cal. No. Dept. Premises Affected

707-51-A—F.D.—Campus (Nichols Chemical building), University avenue, west side, 360 ft. west and 340 ft. south of 181st street (Block 3222, Lot 62), Borough of The Bronx, Decision re Order No. 82362 LC.

708-51-A—H.B.M.—94 Fulton street, south side, 100 ft. 7 in. east of William street (6th floor); (Block 77, Lot 21), Borough of Manhattan, Amendment to Alt. 1943-45.

709-51-SM—Firestop Bestwall (dry-wall material), manufactured by Certain-teed Products Corp., Material.

710-51-SM—Firestop Bestwall (dry-wall ceiling material), manufactured by Certain-teed Products Corp., Material.

711-51-A—H.B.M.—2-3 South street, north side, 43 ft. 4 in. east of Whitehall street (Block 4, Lot 5), Borough of Manhattan, Amendment to Alt. 906-51.

712-51-A—H.B.M.—205 East 67th street, north side, 100 ft. east of 3rd avenue (Block 1422, Lot 5), Borough of Manhattan, Misc. F.P. 1613-51.

713-51-A—H.B.M.—150-158 West street and 138-146 Park place, southeast corner and 125-131 Barclay street (Block 128, Lots 26 and 39), Borough of Manhattan, Alt. 1118-51.

714-51-A—F.D.—30-30 Thomson avenue, south side, between 30th place (Manley street) and 31st (Mount) street (Block 277, Lot 1), Long Island City, Borough of Queens, Decision.

715-51-SA—Calorex Bi-Tube Fuel Oil Steam Preheaters, Models 6-6, 9, 12, 15, 18, 8-15, 20, 25, 30, 10-22, 30, 40, 50 and 60, manufactured by W. N. Best Combustion Equipment Co., Inc., Appliance.

716-51-BZ—H.B.Bx.—983 Mace avenue, north side, 50 ft. west of Paulding avenue (Block 4447, Lot 3), Borough of The Bronx, N.B. 1229-51.

717-51-A—H.B.R.—2205 Richmond road, southwest corner of Todt Hill road (Block 934, Lot 17), New Dorp, Borough of Richmond, Alt. 367-51.

718-51-SM—Thermo-Con Cellular Concrete, manufactured by Higgins, Inc., Material.

Restored to Docket

110-36-SA—Ace Oil Burner, Models B, C and H (previously approved re Mohawk Oil Burner, Models B, C and H), manufactured by American Mohawk Co., Inc., Appliance.

625-44-A Vol. II—H.B.Q.—25-20 Borden avenue, south side, 479.25 ft. west of Dutch Hills basin (Block 68, Lot 55), Long Island City, Borough of Queens, Alt. 1337-44.

23-48-A Vol. II—H.B.Q.—99-16 Metropolitan avenue south side, 43 ft. west of 70th road (1st floor); (Block 3894, Lot 38), Forest Hills, Borough of Queens, Alt. 2087-51.

24-48-A Vol. II—H.B.Q.—99-18 Metropolitan avenue south side, 23.50 ft. west of 70th road (1st floor); (Block 3894, Lot 39), Forest Hills, Borough of Queens, Alt. 2087-51.

25-48-A Vol. II—H.B.Q.—99-20 Metropolitan avenue southwest corner of 70th road (1st floor); (Block 3894, Lot 40), Forest Hills, Borough of Queens, Alt. 2087-51.

276-49-BZ Vol. II—H.B.M.—38-42 Henry street, south side, 339 ft. west of Market street (Block 277, Lots 3 and 38), Borough of Manhattan, Amendment to Alt. 819-51.

306-49-A Vol. III—H.B.M.—320 West End avenue and 259 West 75th street, northeast corner (14th floor) (Block 1167, Lot 1), Borough of Manhattan, Amendment to Alt. 2319-48.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

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Administrative Code Excerpts

Refrigerating System. Chap. 19....Mar. 27, 1951—Vol. 36, No. 13A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 14, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, November 14, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

59-47-BZ—Reopened April 10, 1951 as Volume II—Application, March 12, 1951, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober on behalf of Abe Messinger, owner (Ace Automobile Sales Co., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs and office; premises 1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn.

15-50-BZ—Application, June 14, 1950, under section 7h of the zoning resolution, of Joseph A. Doyle, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 2-22 Union street, west side, 167 ft. south of Sanford Avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

16-20-BZ—Reopened May 22, 1951 as Vol. II—Application April 7, 1951, under sections 7c, 7e and 7i of the zoning resolution of George L. Bosquet, applicant on behalf of George F. Rohe, owner (Bay Motors, lessee), to permit in a residence and business use district, the addition of a showroom and motor vehicle repair shop to existing on-storage garage for more than five motor vehicles and gasoline service station; premises 209-30 Northern Boulevard, south side, 200 ft. east of Oceania street (Block 7309, Lots 13 and 47), Bayside, Borough of Queens.

18-32-BZ—Reopened June 5, 1951 as Vol. II—Application May 22, 1951, under sections 7e and 7i of the zoning resolution of Henry Nordheim, applicant on behalf of Athas Zaharis, owner (Schmidt Brothers, lessees), to permit in a residence and business use district, the continuance of a motor vehicle repair shop; premises 570 East Fordham road and 2514 Hoffman street, southeast corner (Block 3067, Lot 48), Borough of The Bronx.

4-49-BZ—Reopened and restored to docket for further hearing, order of the Court, September 18, 1951—re Application of Paul Friedman, applicant on behalf of Kinney Realty, Inc., owner, under sections 7f and 21 of the zoning resolution, to permit in a business use district, for a term of 21 years, the erection and maintenance of a storage garage for more than five motor vehicles occupying more than the area permitted (previously granted by the Board); premises 54-64 Kermit place and 64-76 East 8th street, southwest corner (Block 5321, Lot 51), Borough of Brooklyn.

5-51-BZ—Application January 31, 1951, under sections 7f and 7h of the zoning resolution of Henry Hurwit, applicant on behalf of 1600 Adams Street Corp., owner, to permit in the residence use portion of a lot, the continuance of existing frame building as a motor vehicle repair shop and the parking and storage of motor vehicles with a driveway and curb cut (site partially in a business use and partially in a residence use district); premises 1601-1609 Van Buren street, south side, 340 ft. east of Van Nest avenue (Block 4018, Lot 20) and 1608 Adams street, north side, 80 ft. west of East Tremont

avenue (Block 4018, Lots 20 and 43), Borough of The Bronx.

83-51-A—1601-1609 Van Buren street, south side, 340 ft. east of Van Nest avenue (Block 4018, Lot 20), Borough of The Bronx.

251-51-BZ—Application April 10, 1951, under section 7h of the zoning resolution of Max Horn, applicant on behalf of Mathilde A. Brauer, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 120-09 New York boulevard, east side, 40 ft. south of 120th avenue (Block 12378, Lot 26), Jamaica, Borough of Queens.

252-51-BZ—Application April 10, 1951, under section 7h of the zoning resolution, of Max Horn, applicant on behalf of Sophie Hausser, owner, to permit in a residence use district, the parking and storage of motor vehicles, for a term of years; premises 120-48 166th street, west side, 274.43 ft. north of Baisley boulevard (Block 12381, Lot 72), Jamaica, Borough of Queens.

364-51-BZ—Application May 25, 1951, under section 7e of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Foreland Realty Corp., owner, to permit in a residence use district, the erection of business signs, for a term of years; premises 35-02 to 35-14 Crescent street, southwest corner of 35th avenue (Block 338, Lot 26), Long Island City, Borough of Queens.

426-51-BZ—Application June 1, 1951, under sections 7c, 7A and 21 of the zoning resolution of Sidney Daub, applicant on behalf of Level Realty Corp., owner (Alexander's Department Stores, Inc., lessee), to permit in a residence use, B area district, the change in occupancy from residence use to commercial use in conjunction with adjoining store, using more than the permitted area, with an entrance more than the permitted distance from intersection; premises 2520 Creston avenue, east side, 276.42 ft. north of East 190th street (Block 3167, Lot 22), Borough of The Bronx.

427-51-A—2520 Creston avenue, east side, 276.42 ft. north of East 190th street (Block 3167, Lot 22), Borough of The Bronx.

282-49-A—Vol. II—60 Broadway, southeast corner of Wythe avenue (2nd floor, Gretsck Building No. 4); (Block 2130, Lot 5), Borough of Brooklyn.

168-51-A—Appeal from a decision of the fire commissioner, re transportation, storage and sale of combustible mixture, known as Revlon Nail Enamel Remover in glass containers, in New York City (quantity in containers not in conformity with Administrative Code requirements).

557-51-A—42-16 21st street (Van Alst avenue), west side, 115 ft. south of Bridge Plaza South (South Jane street); (Block 457, Lot 162), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday afternoon, November 14, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

918-22-SA—Vol. II—Williams Oil-O-Matic Oil Burner, Model HP-3A (reopened September 13, 1949 re amendment of resolution as to marketing of Williams-Oil-O-Matic Oil Burner Model A under the trade name Coleman—Model 804).

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742-50-SM—Sussman Syphon-Cap (Ventilator Cap Stationary Type).

474-50-SA—Haughton Type K Bar Interlock.

123-51-SM—Dynel Fabric Style 3060 Dynel Chevron.

425-51-SA—Alstrom Safeguard Oil Preheater—Model DT.

597-51-SM—Cover Crete Finish Plaster (hard finish on concrete).

996-38-SM—Nu-Wood Insulating Fiber Board (reopened October 3, 1950 re amendment of resolution to include ½ inch Asphalt Coated and Asphalt Impregnated Nu-Wood Sheathing).

237-51-A—116-162 Imlay street, west side, from Commerce to Verona streets, 111-121 Commerce street and 122-132 Verona street (1st, 5th and 6th floors); (Block 515, part of Lot 61), Borough of Brooklyn.

336-51-A—982 East 55th street, west side, 55 ft. north of Avenue H (Block 7738, Lot 77), Borough of Brooklyn.

576-51-A—30-30 Northern boulevard, south side, 570.43 ft. east of 41st avenue (basement); (Block 239, Lot 60), Long Island City, Borough of Queens.

182-51-A—138-140 Center street, east side, 73.4 ft. north of White street (Block 198, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 20, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 20, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

838-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubrication and accessory sales; premises 3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

201-51-BZ—Application, February 2, 1951, under sections 7f and 7i of the zoning resolution, of Samuel Juster, applicant, on behalf of David D. Cantor, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubrication, accessories, motor vehicle repairs and office for a term of fifteen years; premises 1585-1611 Ralph avenue and 6001-6005 Farragut road, northeast corner and 512-534 East 78th street (Block 7956, Lot 1), Borough of Brooklyn.

354-45-BZ—Vol. II—Reopened September 18, 1951—for consideration as to new proposal—re Application of Lama, Proskauer and Prober, applicants, on behalf of L. and R. Realty Co., Inc., owner, under section 7c of the zoning resolution, to permit partly in a business use and partly in a residence use district, the proposed change in occupancy from public garage, office and gas station to factory use, using more than the permitted area for manufacturing use; premises 341-347 Reid avenue and 63-79 Marion street, northeast corner (Block 1692, Lot 1), Borough of Brooklyn.

1051-21-BZ—Reopened June 5, 1951 as Volume II—Application, May 21, 1951, under sections 7c, 7e and 7f of the zoning resolution of Anthony T. Nappi, for Mary Nappi, owner, to permit in a residence and business use district, the additional use of a gasoline service station,

auto washing, lubrication, sale of auto accessories and office; and the parking of motor vehicles waiting to be serviced—to existing garage for more than five motor vehicles and motor vehicle repair shop; premises 182-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

413-49-BZ—Reopened June 19, 1951 as Volume II—Application, June 19, 1951, under section 7c of the zoning resolution of Schuman and Lichenstein, for 119-20 Corporation, owner (Rogers Drug Co., lessee), to permit in a residence and local retail use district, the extension of existing building for loading area with an entrance through residence use portion of plot; premises 119-20 Merrick boulevard and 170-03 to 170-09 Victory road, northwest corner (Block 12374, Lot 22), Jamaica, Borough of Queens.

109-34-BZ—Reopened February 14, 1951 as Volume II—Application, January 30, 1951, under section 7i of the zoning resolution of Morton S. Cahn, for Louis Feierstein, owner, to permit in a business use district, the addition of motor vehicle repairing to existing gasoline service station, sales and auto accessories, greasing, auto laundry, and office; and the parking for ten cars; premises 64-40 Myrtle avenue and 72-02 Cypress Hills street, southwest corner (Block 3594, Lot 7), Glendale, Borough of Queens.

554-51-BZ—Application, August 3, 1951, under section 7c, 7h and 21 of the zoning resolution, of Lehman and Fitzsimons, for Roland Realty and Construction Corporation, owner, to permit in the local retail use, C area district portion of plot, the maintenance of existing building by the conversion of loading areas to store areas constituting an extension of use into residence use district and makes the coverage more than is permitted; and to permit the parking of automobiles in the residence use portion of plot for patrons and employees—no fee to be charged; premises 138-18 to 138-38 Northern boulevard, south side, 150.38 ft. east of Union street (Block 5010, Lot 28), Flushing, Borough of Queens.

627-51-BZ—Application, September 13, 1951, under sections 7e, 7f, 7h and 7i, of the zoning resolution of Pat Friedman, for Benson Chevrolet, Inc., owner (General Outdoor Advertising Co., lessee), to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop incident to authorized automobile dealer's use, including a non-storage garage for more than five, but not more than seven motor vehicles; an automobile showroom for authorized automobile dealer; storage sale and display of more than five but not more than twenty-five used motor vehicles; free parking of more than five but less than thirty motor vehicles for patrons and employees only, office, conference room and storage of bulk auto parts; with a road sign not in conformity with Zoning Resolution; premises 1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (Block 6341, Lot 30), Borough of Brooklyn.

628-51-A—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (median); (Block 6341, Lot 30), Borough of Brooklyn.

7-44-BZ—Reopened October 23, 1951—for consideration as to extension of time to complete—re Application of B. J. Farrell, for Department of Public Works, owner, under section 21 of the zoning resolution, to permit in a residence use, E and F area district and also one-half and one times height district, the erection and maintenance of a building, accessory to a hospital group, not complying with the one-half times height, F area setback from street lines and F area coverage and flood area requirements of the zoning resolution; premises

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161-25 Grand Central parkway, north side, from 161st street to 164th street (Block 6858, Lot 1), Jamaica, Borough of Queens.

448-48-BZ—Reopened October 23, 1951—for consideration as to extension of time to complete—re Application of Henry Nordheim, applicant on behalf of Rosina S. Maute, owner, under section 7e of the zoning resolution, to permit in a residence use district, for a term of years, the change in occupancy from clubhouse to factory; premises 290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

597-44-BZ—Vol. II—Reopened July 17, 1951 as Volume II—Application, June 12, 1951, under sections 7c and 7h, of the zoning resolution of Lama, Proskauer and Prober, applicant, for Ben Portnoy, owner, to permit in the residence use portion of a lot located in a residence and unrestricted use district the parking and storage of motor vehicles; premises 2987-2997 Atlantic avenue and 205-221 Elton street, northeast corner (Block 3955, Lot 48), Borough of Brooklyn.

100-48-BZ—Vol. II—Reopened July 10, 1951 as Volume II—Application, September 11, 1950, under sections 7c and 7i, of the zoning resolution of Henry Nordheim, applicant, for John H. Bush, owner, to permit in a business use district the conversion of a building on plot into a motor vehicle repair shop; premises 1933-1959 Webster avenue, 1876-1892 Valentine avenue and 350-360 East 178th street, south side, from Valentine to Webster avenues (Block 2815, Lot 1), Borough of The Bronx.

319-51-BZ—Application, April 17, 1951, under section 21 of the zoning resolution of Charles Abrahams, applicant, for Max Engel and Louis Pelzig, owners, to permit in an unrestricted use, C area district, the extension of existing building using more than the area permitted; premises 188-204 Dupont street, south side, 100 ft. east of Oakland street (Block 2497, Lots 10, 11, 12, 13 and 14), Borough of Brooklyn.

48-51-BZ—Application, May 2, 1951, under sections 7c and 7i of the zoning resolution of Oswald Fischer, applicant, for Carlo Castoro and Frank Macchia, owners, to permit in a business use district the reconstruction and extension of existing gasoline service station, lubritorium, motor vehicle repairs and sale and storage of accessories, with a curb cut more than the permitted distance from intersection; premises 88-20 to 88-24 Astoria boulevard, southwest corner of 89th street (Block 1362, Lots 1 and 0), Jackson Heights, Borough of Queens.

92-51-BZ—Application, May 25, 1951, under section 7c of the zoning resolution of Burke, Morrison and Green, applicant, for R. Stutzmann and Son, Inc., owner, to permit the extension of existing business use (funeral chapels) in the retail use district portion of lot to be extended into the residence use portion of the lot; premises 224-39 Jamaica avenue, north side, 174.87 ft. east of 24th street (Block 10743, Lot 110), Queens Village, Borough of Queens.

93-51-A—224-39 Jamaica avenue, north side, 174.87 ft. east of 224th street (Block 10743, Lot 110), Queens Village, Borough of Queens.

13-51-BZ—Application, June 12, 1951, under section 7h of the zoning resolution of Joseph Lau, applicant, for J. Brand and Sons, Inc., owner, to permit on the unbuilt portion of a plot located in a residence use district the parking and storage of motor vehicles, for a term of years; premises 411-417 East 48th Street, north side, 15 ft. east of 1st avenue and 410-412 East 49th street (Block 1360, Lot 8), Borough of Manhattan.

538-51-BZ—Application, August 1, 1951, under section 7c of the zoning resolution of James E. Casale, applicant, for Ambrose Day, owner, to permit in a residence use district the change in occupancy from residence use to a commercial building (offices); premises 135 East 36th street, northwest corner of Lexington avenue (Block 892, Lot 19), Borough of Manhattan.

539-51-A—135 East 36th street, northwest corner of Lexington avenue (5th floor); (Block 892, Lot 19), Borough of Manhattan.

588-51-BZ—Application, August 7, 1951, under section 7c of the zoning resolution of Howard H. Snyder, applicant, for Hotel St. George Corp., owner, to permit in the residence use district portion of a plot located in a residence and business use district a business use (photographer's studio); premises entire block bounded by Clark, Hicks, Pineapple and Henry streets, 41-69 Clark street, 92-100 Henry street, 46-82 Pineapple street and 101-121 Hicks street (Block 231, Lot 1), Borough of Brooklyn.

601-51-BZ—Application August 24, 1951, under sections 7f, 7i, 7A and 7h of the zoning resolution of Lama, Proskauer and Prober, applicant, for Halding Development Corp., owner, to permit in a business use district the construction and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sale of accessories, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, with an entrance more than the permitted distance from intersection; premises 162-01 to 162-09 43rd avenue and 42-39 to 42-47 162nd street, Northeast corner (Block 5393, Lot 1), Flushing, Borough of Queens.

371-51-A—5002-5014 14th avenue, southwest corner of 50th street (1st and 2nd floors); (Block 5649, Lot 38), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 20, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 20, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

454-51-SA—Hoyt Gas Fired Laundry Drying Tumbler—Model GFD (Gas Fired DeLuxe).

568-51-SM—"Eraydo Alloy" Zinc Cavity Wall Tile—Model 148-EA.

569-51-SA—Stop-Fire Automatic Ceiling Type Fire Extinguisher—Model SP-30.

631-51-A—162-164 West 48th street, south side, 140 ft. east of 7th avenue (2nd, 3rd and 4th floors); (Block 1000, Lots 58 and 158), Borough of Manhattan.

702-51-A—38 Renwick street, east side, 125 ft. south of Spring street (Block 594, Lot 71), Borough of Manhattan.

23-50-A—43-04 Marathon Parkway (249th street), southwest corner of 43rd avenue (Block 10666 (8118), Lot 6), Little Neck, Borough of Queens.

619-51-A—61-43 Borden avenue, north side, 138.19 ft. west of 64th street (attic floor); (Block 2366, Lot 51), Maspeth, Borough of Queens.

641-51-A—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue (Block 1220, Lot 63), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

NOVEMBER 27, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 27, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

296-32-BZ—Reopened July 17, 1951 as Volume IV—Application, November 15, 1950, under sections 7e, 7f and 7A of the zoning resolution of Paul Friedman, for Kings Bay Realty Corporation, owner (Irving Saltz and Edmund Papano, lessees); (conditional vendee; Regal Properties, Inc.), to permit in the business use district portion of a plot partly in a residence use district, and partly in a business use district, for a term of ten years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sale of accessories with curb cuts and sign more than the permitted distance from the intersection; premises 115-123 Kings Highway, and 1626-1640 Stillwell avenue, northwest corner (Block 6253, Lot 21), Borough of Brooklyn.

410-51-BZ—Application, June 11, 1951, under section 7e of the zoning resolution of Robert J. Farrington, for Gertrude Waxenbaum, owner, to permit in a residence use district, the change in occupancy from club and one family dwelling to funeral home; premises 1011 Pelham Parkway, northeast corner of Esplanade (Westchester); (Block 4365, Lot 5), Borough of The Bronx.

226-41-BZ—Reopened July 24, 1951 as Volume II—Application, July 18, 1951, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, for Joseph T. Donohue, owner, to permit in a residence use, B area district, the extension of one story altered building, for use as a store, using more than the area permitted; premises 60-62 East 86th street, south side, 134 ft. 5½ in. east of Madison avenue (Block 1497, Lots 48 and 48½), Borough of Manhattan.

460-51-BZ—Application, June 21, 1951, under sections 7f, 7i and 7h of the zoning resolution, of Henry George Greene, for Jerry I. Kaufman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, sale of accessories, lubritorium, car washing, motor vehicle repairs, and office; and to permit the parking and storage of more than five motor vehicles; premises Northwest corner East 162nd street and Park avenue, also northeast corner East 162nd street and Teller avenue (Block 2422, Lot 59), Borough of The Bronx.

815-26-BZ—Reopened May 22, 1951 as Volume III—Application, May 2, 1951, under section 7i of the zoning resolution of Robert Gottlieb, for 450 Southern Boulevard Realty Corporation, owner, to permit in a business and unrestricted use district, the change in occupancy from trade school to motor vehicle, body and fender repair shop; premises 450 Southern boulevard, west side, 66 ft. north of East 145th street and 825 East 145th street (Block 2600, Lot 28), Borough of The Bronx.

433-29-BZ—Reopened June 5, 1951 as Vol. III—Application, May 4, 1951, under sections 7i and 21 of the zoning resolution of Lama, Proskauer and Prober, for Sol Linchitz, owner (Richard Motors, lessee), to permit in a business use, C area district, the extension of existing building using more than the area permitted and the addition of touch up painting and spraying to existing motor vehicle repair shop, wheel alignment, brake-testing and lubrication; premises 807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue (Block 1429, Lots 56, 59, 60 and 61), Borough of Brooklyn.

472-37-BZ—Reopened April 10, 1951 as Volume III—Application, March 12, 1951, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober,

applicants, for Salvatore Castagna, owner (Volpe Brothers, lessee), to permit in a residence use, D area district, the erection and maintenance of a storage garage for more than five motor vehicles, lubritorium, auto laundry, motor vehicle repair shop and office, using more than the area permitted, on plot with an existing gasoline service station, lubritorium, car washing and office; premises 178-198 28th avenue and 2765-2773 Cropsey avenue, northeast corner (Block 6915, Lots 42, 49, 51 and 151), Borough of Brooklyn.

407-51-BZ—Application, May 22, 1951, under sections 21 and 19b of the zoning resolution, of J. Herbert Burmeister, applicant, on behalf of Lana Development Corp., owner, to permit in a residence use, D area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the Zoning Resolution as to rear yards and with parking and garage spaces as calculated for the development as a unit instead of individual buildings; premises 182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1) Flushing, Borough of Queens.

408-51-A—182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens.

508-51-BZ—Application, July 20, 1951, under sections 7c and 21 of the zoning resolution, of E. J. Cappello, applicant, for John B. Brennan, owner, to permit in residence use, G1 area district, the change in occupancy from one family dwelling to two family dwelling, and the erection of an extension nearer to lot line than is permitted; premises 41-12 170th street, west side, 87 ft. south of 41st avenue (Block 5346, Lot 31), Flushing, Borough of Queens.

590-51-BZ—Application, August 15, 1951, under sections 7c and 7e of the zoning resolution, of Samuel A. Hertz, applicant, for Rosirv Realty Corp., owner (Rache Horowitz, lessee), to permit in the residence use district, a curb cut and driveway to be used by existing hardware store for loading and unloading; and to permit the existing wooden shed over rear yard in residence and business use district portion to remain; premises 4309 Broadway, west side, 37 ft. 3½ in. south of West 184th street and 710 West 184th street (Block 2180, Lots 114 and 115), Borough of Manhattan.

591-51-A—4309 Broadway, west side, 37 ft. 3½ in. south of West 184th street and 710 West 184th street (1st floor, shed at rear and balcony); (Block 2180, Lots 114 and 115), Borough of Manhattan.

90-42-BZ—Reopened July 24, 1951 as Volume II—Application, June 28, 1951, under sections 7f, 7i and 7h of the zoning resolution of Henry George Greene, for Abraham Rubinstein, owner, to permit in a business district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, sale of accessories motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on un built upon portion of lot; premises West side of Edward L. Grant Highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx.

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272-49-BZ—Reopened October 30, 1951—for consideration as to extension of term of variance—re Application of Joseph B. Klein, applicant, on behalf of Celestino Boggia Ricotto, owner, under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than five motor vehicles; premises 5-7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49 and 51), Borough of Manhattan.

458-38-BZ—Reopened January 9, 1951 as Volume II—Application, December 12, 1950, under sections 7e, 7h and 21, of the zoning resolution of Henry Nordheim, applicant, for Frank Memola, owner, to permit in a residence use district, the addition of parking and storage of motor vehicles to existing car washing and greasing (lubritorium); premises 1800 Cross Bronx expressway and 1376 Beach avenue, southeast corner (Block 3881, Lot 11), Borough of The Bronx.

438-39-BZ—Reopened July 17, 1951 as Volume III—Application, June 27, 1951, under sections 7c and 7f, of the zoning resolution of Lama, Proskauer and Prober, applicants, for Fannie Wolf, owner, to permit in a business use district, the extension in use and area of existing gasoline service station, lubritorium, auto laundry and store, to include motor vehicle repair shop; premises 4312-4318 Church avenue, south side, 40 ft. 8 in. west of Troy avenue (Block 4897, Lots 7 and 10), Borough of Brooklyn.

1002-40-BZ—Reopened October 3, 1951 as Volume II—Application, August 6, 1951, under section 7i, of the zoning resolution of David Weinberg, applicant, for Harold Swain, owner (Alamac Motors, lessee), to permit in a business use district, the extension of existing motor vehicle repair shop to adjoining building presently used as a motor vehicle show room, for a term of five years; premises 1546-1552 Jerome avenue, east side, 241.79 ft. south of East Mt. Eden avenue (Block 2846, Lot 21—formerly Lots 23, 24, 25 and part of Lots 22 and 26), Borough of The Bronx.

322-45-BZ—Reopened September 27, 1949 as Volume II—Application, August 15, 1947, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, for Max Blatman, owner, to permit in a business use district, the change in occupancy from public market to laundry (curtain cleaning business); (previously denied by the Board); premises 1573-1575 McDonald avenue, east side, 140 ft. north of Avenue N (Block 5564, Lot 58), Borough of Brooklyn.

29-49-BZ—Reopened September 11, 1951 as Volume II—Application, July 2, 1951, under 7h of the zoning resolution, of Joseph B. Klein, applicant, for Peter I. Feinberg, owner, (Milton Zellermeyer, lessee), to permit in the residence use district portion of plot, the parking of motor vehicles for a term of years, for patrons and employees—no fee to be charged; premises 1677 Bruckner boulevard, northwest corner of Fteley avenue (Block 721, Lots 1 and 8), Borough of The Bronx.

67-51-BZ—Application, May 9, 1951, under sections 7f and 7i of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, for Flood Oldsmobile Co., Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used as an automobile show-room, sales-room, motor vehicle repairs, auto-painting, welding, body repairs, parts storage and office; and to permit a gasoline service station, and the sale and display of used cars on open portion of lot (for franchised Oldsmobile dealer); premises 4-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (Block 3659, Lot 1), Borough of Brooklyn.

368-51-A—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (2nd floor); (Block 3659, Lot 1), Borough of Brooklyn.

471-51-BZ—Application, June 15, 1951, under sections 7c and 21 of the zoning resolution, of Herman M. Cole, applicant, for Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a retail 1 use district, the extension of existing department store with proposed relocation of fire wall and proposed fifth floor; premises 121-137 Fordham road, north side, from Creston avenue to Grand Concourse, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

472-51-A—121-137 Fordham road, north side, from Grand Concourse to Creston avenue, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

609-51-BZ—Application, September 12, 1951, under sections 21 and 7e of the zoning resolution, of Forst and Forst, applicants, for Artmar Realty Corp., owner (82-73 Res, Inc., lessee), to permit in the local retail use district portion of lot located in a residence and local retail use district, a cabaret; premises 82-73 Parsons boulevard and 158-02 to 158-10 82nd drive, southeast corner (Block 6859, Lot 14), Jamaica, Borough of Queens.

19-51-A—82-73 Parsons boulevard, southeast corner of 82nd drive (Block 6859, Lot 14), Jamaica, Borough of Queens.

633-51-BZ—Application, September 20, 1951, under section 21 of the zoning resolution, of Albert E. Wheeler, applicant for William M. Bristol, Jr., owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage nearer to the street line than is permitted, and the enclosure of an existing terrace nearer to the street line than is permitted; premises West 252nd street, north side, 218.09 ft. west of Independence avenue and 5200 Sycamore avenue (Block 3424, Lot 359), Borough of The Bronx.

309-51-A—41-43 Marion street, north side, 200 ft. west of Reid avenue (1st floor); (Block 1691, Lot 47), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 27, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 27, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

490-51-A—Foot of Kent street, 527 ft. 5½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

489-51-A—Foot of Huron street, 643 ft. west of West street (Block —, Lot —), Borough of Brooklyn.

491-51-A—Foot of Java street, 544 ft. 1½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

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159-51-A—32-09 Douglaston parkway (also known as 600 West drive), northeast corner of Manor road (Block 8031, Lot 1), Douglaston, Borough of Queens.

310-51-A—8 East 63rd street, south side, 175 ft. east of 5th avenue (Block 1377, Lot 65), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 4, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 4, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

436-37-BZ—Reopened July 17, 1951 as Volume II—Application, June 21, 1951, under sections 7f and 7h of the zoning resolution of Henry George Greene, for Amp Auto Service, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing lubritorium, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot; premises 239-255 East 3rd street, north side, 90 ft. west of Avenue C, 292-298 East 4th street, south side, 90 ft. west of Avenue C (Block 386, Lots 32 and 33), Borough of Manhattan.

607-51-BZ—Application, September 5, 1951, under section 7e of the zoning resolution of Lama, Proskauer & Prober, for John Pasta as *Attorney* for the Estate of Alice A. Pierce, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage of accessories, motor vehicle repairs and office, and to permit the parking of motor vehicles waiting to be serviced; premises 79-02 to 79-04 162nd street and 161-01 to 160-11 Union Turnpike, northwest corner and 161-02 to 161-12 79th avenue (Block 6842, Lots 16 and 18), Flushing, Borough of Queens.

655-51-BZ—Application, October 8, 1951, under section 7e of the zoning resolution, of James E. Casale, for The Brooklyn Improvement Co., owner, to permit in a residence use district, the change in occupancy from residence, to business use (offices) and residence; premises 8 East 65th street, south side, 175 ft. east of Fifth avenue (Block 1379, Lot 64), Borough of Manhattan.

687-51-BZ—Application, October 23, 1951, under section 21 of the zoning resolution of George A. Boehm, for Board of Education, City of New York, owner, to permit in a residence use, E area district, the erection and construction of addition to existing public school nearer to the street line than is permitted; premises Block bounded by Park terrace, Lindenwood avenue and School street (Block 5221, Lot 1), Great Kills, Borough of Richmond.

590-29-BZ—Reopened May 1, 1951 as Volume II—Application, April 6, 1951, under sections 7f, 7i and 7e of the zoning resolution of C. Corey Mills, for Nathan Gottesman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, and the sale and service of five used cars for a term of twenty years; premises 1032-1044 Myrtle avenue, south side, 182.4 ft. east of Sumner avenue (Block 1585, Lot 14), Borough of Brooklyn.

202-51-BZ—Application, March 26, 1951, under sections 7c and 21 of the zoning resolution, of Abraham N. Horwitz, for Joseph J. Noe, owner, to permit in a residence use, E area district, the erection and maintenance of an extension to existing factory, without the required rear yard, and nearer to the street line than is permitted;

premises 1952 Mayflower avenue, east side, 120 ft. south of Wilkinson avenue (Block 4232, Lots 23 and 26), Borough of The Bronx.

276-51-BZ—Application, April 17, 1951, under section 7f of the zoning resolution, of Max Horn, for John White owner, to permit in the residence use portion of a plot located in a residence and business use district, the parking and storage of motor vehicles for a term of years; premises 166-03, 166-15, 166-19 Baisley boulevard, north side, from 166th to 167th streets, 120-37 to 120-75 166th street and 120-48 to 120-76 167th street (Block 12382, Lots 29 and 39), Jamaica, Borough of Queens.

332-51-BZ—Application, May 8, 1951, under section 7f of the zoning resolution of Charles N. and Selig Whinston, for George J. Coker, owner, to permit in a residence use district, the change in occupancy from garage for six private cars and dwelling—to garage (for three motor vehicles), caterer's kitchen and two dwellings, for a term of twenty-five years; premises 167 East 73rd street north side, 180 ft. east of Lexington avenue (Block 1408, Lot 27), Borough of Manhattan.

422-51-BZ—Application, June 15, 1951, under section 7f of the zoning resolution of Max Horn, for Florence L. Beau, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 120-30 to 120-40 165th street, west side 207 ft. north of 122nd avenue and 120-23 to 120-27 164th street east side, 240 ft. south of 120th avenue (Block 12379, Lots 18, 19, 20, 50 and 52), Jamaica, Borough of Queens.

423-51-BZ—Application, June 15, 1951, under section 7f of the zoning resolution of Max Horn, for Jeanette Raabe, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 163-11 to 163-19 122nd avenue and 120-51 to 120-60 164th street, northwest corner (Block 12378, Lots 59 and 62), Jamaica, Borough of Queens.

424-51-BZ—Application, June 15, 1951, under section 7f of the zoning resolution of Max Horn, for Joseph Sulitzky, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 120-44 to 120-54 Smith street, west side 103.75 ft. north of 122nd avenue (Block 12379, Lots 5 and 58), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 4, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 4, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

103-51-SM—Service Specialties Fill Box for Gasoline

715-50-SM—United States Gypsum 2¾ Inch Long Length Hollow Rocklath and United States Gypsum Plaster Partition.

432-51-SM—Ramset Fastening Tool Models 122 and 238

350-51-SA—ABC Oil Burner, Model 56, marketed as Burnham Oil Burner Model 56, Homer Oil Burner Model 56, Comfortzone Oil Burner, Model 56, Norg Heat Oil Burner, Model 56, Radiatron Oil Burner, Model 56, Rybolt Oil Burner, Model 56, Certified Oil Burner Model 56, U. S. Solarflame Oil Burner, Model 56, Wei McLain Oil Burner, Model 56, Cities Service Oil Burner, Model 56, Kleen Heat Oil Burner, Model 81, Fitzgibbons Oil Burner, Model 56, Kewanee Oil Burner, Model

CALENDAR

56, Firewel Oil Burner, Model 56, Ko-A-Aire Oil Burner, Model 56, Zephyr Oil Burner, Model 56, Ingersoll Oil Burner, Model 56, Feder 1 Oil Burner, Model 56, Utica Oil Burner, Model 56, Powergil Oil Burner, Model 56, Kalamazoo Oil Burner, Model 56.

623-51-SA—Hudson Indirect Gas Heated Oven Series, 1100 (for temperatures up to 300° F.).

880-50-SA—Sec-O-Matic Dry Cleaning System—Models AH, AR, AHR.

482-51-SM—Aggolite Plasticizing Admixture for Mortar.

483-51-SA—The Otis 6897C Car Door Electric Contact.

HARRIS H. MURDOCK, *Chairman*.

DECEMBER 11, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 11, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

89-38-BZ—Vol. II—Reopened April 24, 1951 as Volume II—Application, March 28, 1951, under sections 7e, 7f, 21 of the zoning resolution of Herman Kron, applicant, for Isaac T. Flatto, owner, to permit in a business use district portion of a lot located in a residence and business use district, the erection and maintenance of a garage (C area) for more than five motor vehicles using more than the area permitted and with roof parking; premises 714 Cypress avenue and 1682 Palmetto street, southeast corner (Block 3449, part of Lot 6), Ridgewood, Borough of Queens.

203-51-BZ—Application, March 26, 1951, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, for Monde Realty Corp., owner, to permit in a residence use, D1 area district, the erection and maintenance of seventeen one family dwellings without the required side yards at both ends of each group, and nearer to the street line than is permitted; premises 55-40 to 65-58 Alderton street, southwest of Elwell Crescent and northwest corner of 66th avenue and 86-01 to 86-15 66th avenue (Block 3135, Lots 1, 89 to 96 inclusive and 6 to 12 inclusive), Forest Hills, Borough of Queens.

543-51-BZ—Application, August 3, 1951, under section 7h of the zoning resolution, of Henry George Greene, applicant, for Gehring Realty Corp., and Ravenast, Inc., owners, to permit in the residence use district portion of a lot located in a residence and retail use district, the extension of existing parking and storage of motor vehicles for a term of years; premises 183-02 to 183-20 Hillside avenue and 88-02 to 88-18 184th street, southwest corner and 88-01 to 88-15 183rd street (Block 9930, Lots 22, 26, 27, 31 and 39), Jamaica, Borough of Queens.

64-51-BZ—Application, August 17, 1951, under section 7h of the zoning resolution, of J. G. L. Molloy, applicant, or C. L. R. Realty Co., Inc., owner, to permit in a residence and business use district, the parking and storage of motor vehicles for a term of years; premises 01-06 Queens boulevard, south side, 37.14 ft. east of 7th road and 100-26 to 100-36 67th road (Block 3171, Lots 19, 21 and 23), Forest Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

DECEMBER 11, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 11, 1951, at 2 o'clock in Room

1013, Municipal Building, Manhattan, on the following matters:

203-48-SM—Pennsylvania Range Boiler Company 275 Gallon Fuel Oil Storage Tank; (reopened October 23, 1951 re amendment of resolution as to change in dimension of 275 gallon fuel oil tank).

669-51-SM—50" Dynel Print, Model 71470.

79-51-SM—QRS De Luxe Fabric Flame Retardent Interior.

548-51-SM—Hauserman Movable Partitions Model CCA (sub-dividing partition).

362-51-SA—Paracoil Fuel Oil Preheater Type GF (Gas Fired Indirect).

668-51-SM—50" Swirl Dynel Damask—Model 16478.

385-48-SM—Vol. III—USF One and One-Half Hour Hollow Metal Door (1 $\frac{3}{8}$ " thick); (reopened July 10, 1951 re amendment of resolution as to include Rockwool as the insulation in the approved 1 $\frac{3}{8}$ " doors).

819-50-SA—Bryant Gas-Fired Winter Air Conditioner—Model 324.

862-50-SA—UsAirco Gas Fired Unit Heaters, Models 20270, 20100, 20135, 23055, 23090, 23120, 23160, 23200, 23180, 23240 and 20200.

244-51-SA—Sil-Ex Washers, Model A, (Dry cleaning).

613-41-SM—Vol. II—Quaker Diapene A (Flameproofing Compound).

931-50-A—215-04, 215-06, 215-10 and 215-12 69th avenue; 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bay-side, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

DECEMBER 18, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 18, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

787-50-BZ—Application, October 16, 1950, under section 7c of the zoning resolution of Simeon Heller, for Anna Di Agostino, owner (Jerry and Leonardo, Inc., lessee), to permit in a business use district, the extension of (in use and area), an existing gasoline service station and motor vehicle repair shop (previously granted by the Board for a term of years—expires June 28, 1951), to be used as a gasoline service station, office, salesroom, motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of October 30, 1951).

534-50-BZ

APPLICANT—Burke, Morrison and Green, for Campus Hall Apts. Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, to permit in a residence use, D and F area district, the erection of more than one building on a lot, without the required setbacks, courts and yards, to permit the parking of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—150-25 to 150-87 70th road, 69-25 to 69-55 150th street, 150-06 to 150-72 and 152-06 to 152-74 Jewel avenue, 70-06 to 70-20 Kissena boulevard (Block 6646, Lot 50, Block 6647, Lot 30 and Block 6656, Lot 63); 150-05 to 150-35 and 152-05 to 152-85 Jewel avenue 67-01 to 67-49, 68-01 to 68-41 and 69-01 to 69-17 150th street; 67-01 to 67-85, 67-02 to 67-82 152nd street, 69-18 to 69-48 Kissena boulevard; 150-10 to 150-64, 152-06 to 152-56 Melbourne avenue (Block 6542, Lot 3); 67-02 to 67-88 and 68-10 to 68-20 150th street, 149-20 to 149-40 Melbourne avenue, 147-35 to 147-59 68th drive and 147-45 to 147-51 69th road (Block 6537, Lot 28 and Block 6644, Lot 26), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Donald Valentine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (534-50-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use, D and F area district, the erection of more than one building on a lot without the required set backs, courts and yards, and to permit the parking of motor vehicles on the unbuilt upon portion of the plot, affecting premises 150-25 to 150-87 70th road, 65-25 to 69-55 150th street, 150-06 to 150-72 and 152-06 to 152-74 Jewel avenue, 70-06 to 70-20 Kissena boulevard (Block 6646, Lot 50, Block 6647, Lot 30 Block 6656, Lot 63); 150-05 to 150-35 and 152-05 to 152-85 Jewel avenue, 67-01, to 67-49, 68-01 to 68-41 and 69-01 to 69-17 150th street; 67-01 to 67-85, 67-02 to 67-82 152nd street, 69-18 to 69-48 Kissena boulevard; 150-10 to 150-64, 152-06 to 152-56 Melbourne avenue (Block 6542, Lot 3); 67-02 to 67-88 and 68-10 to 68-20 150th street, 149-20 to 149-40 Melbourne avenue, 147-35 to 147-59 68th drive and 147-45 to 147-51 69th road (Block 6537, Lot 28 and Block 6644, Lot 26), Flushing, Borough of Queens was granted by the Board October 24, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 24, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of statement by the applicant that the work is 70% completed, that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution. (N.B. Aps. 3616 to 3653/50)."

58-51-BZ

APPLICANT—Lama, Proskauer and Prober, for General Linen Supply Company, owner.

SUBJECT—Application for consideration—reopening and approval of plans—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension to existing garage for more than five motor vehicles to be used as an accessory to existing wet wash laundry, and the erection of a building to be used as a garage for more than five motor vehicles, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—441-477 Prospect avenue, north side, 148 ft. 6 in. east of 8th avenue (Block 1113, Lots 61, 62, 73, to 77 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and plans approved.

THE VOTE TO REOPEN AND APPROVE PLANS—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (58-51-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, an extension to an existing garage for more than five motor vehicles to be used as an accessory to an existing wet wash laundry, and the erection of a building to be used as a garage for more than five motor vehicles, using more than the area permitted and without the required rear yard (previously granted), affecting premises 441 to 477 Prospect avenue, north side, 148 feet, 6 inches east of 8th avenue (Block 1113, Lots, 61, 62, 73 to 77 inclusive), Borough of Brooklyn, was granted by the Board May 29, 1951, on certain conditions; and

WHEREAS, the applicant requested approval of plans submitted as being in substantial compliance with the Board's requirements.

Resolved, that the Board of Standards and Appeals does hereby approve plans marked "Received October 3, 1951," (4 sheets), as in substantial compliance with the resolution adopted by the Board May 29, 1951 (Alt. 4632-50).

338-46-BZ

APPLICANT—Lama, Proskauer and Prober, for Bett Markowitz, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, for a term of two years, the sale and display of used cars.

PREMISES AFFECTED—1504-1526 Coney Island avenue west side, 100 ft. north of Avenue L (Block 6536, Lots 30 and 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and laid over for consideration at a date to be determined at the time the "A" appeal, filed today, is set for hearing.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee

Negative

MINUTES

272-49-BZ

APPLICANT—Michael C. Ricotto, for Celestino Boggia Ricotto, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in residence use district, for a term of years, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—5-7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49 and 51), Borough of Manhattan.

APPEARANCES—

For Applicant: Mary Ricotto.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing November 27, 1951, 10 A.M. waiving all requirements except a new decision from the borough superintendent and to permit two publications in the Bulletin.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

531-50-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Anna Mattioli, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7g of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of nine (9) garages.

PREMISES AFFECTED—235 Hawthorne street, north side, 141 ft. 2 in. east of Rogers avenue (Block 5044, Lot 78), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Joseph.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn as Vol. I; reopened as Vol. II, to consider new decision, subject to the regular procedure.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 5:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

WEDNESDAY MORNING, NOVEMBER 7, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 16, 1951, were approved as printed in the Bulletin of October 23, 1951, Vol. 6, No. 43.

ZONING APPLICATIONS

9-38-BZ—Vol. II

APPLICANT—Herman Kron, for Isaac T. Flatto, owner.

SUBJECT—Application reopened April 24, 1951—re Application (decision of the borough superintendent) under sections 7e, 7f and 21 of the zoning resolution, to permit in a business use district portion of

a lot located in a residence and business use district, the erection and maintenance of a garage (C area), for more than five motor vehicles using more than the area permitted and with roof parking.

PREMISES AFFECTED—714 Cypress avenue and 1682 Palmetto street, southeast corner (Block 3449, part of Lot 6), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Isaac T. Flatto, Herman Kron and George Kron.

For Opposition: John J. Gabriel, Matilda Ebert, Marie E. Benz, Theodore Voit, Mrs. Henry Press, Katherine Giel, Viola Campbell, Anna Zurl, Anna Primosch, Mrs. T. Lunk, Ann F. Morgan, Fanny Stampfl, Amanda Hever, Mary Osterman, Edward Plitt, Marie Ebert, Thomas Giel and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 11, 1951, at 10 A.M. for inspection and decision without further argument.

90-42-BZ—Vol. III

APPLICANT—Henry George Greene, for Abraham Rubinstein, owner.

SUBJECT—Application reopened July 24, 1951—re Application (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—West side of Edward L. Grant Highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx.

APPEARANCES—

For Applicant: J. G. L. Molloy, Herbert Kain and Abraham Rubinstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 27, 1951, at 10 A.M. for inspection and decision without further argument.

413-49-BZ—Vol. II

APPLICANT—Schuman and Lichenstein, for 119-20 Corporation, owner (Rogers Drug Co., lessee).

SUBJECT—Application reopened June 19, 1951—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district, the extension of existing building for loading area with an entrance through residence use portion of plot.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph V. McKee and Gilbert Lazarus.

For Opposition: Joseph S. May and James R. Bland.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 20, 1951, at 10 A.M. at the request of the applicant, after verbal report of committee, after inspection, for further study by applicant as to new proposal. Application had been subject to inspection, after hearing, which was closed, and decision, on November 7, 1951.

MINUTES

203-51-BZ

APPLICANT—Burke, Morrison and Green, for Monde Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in residence use, D1 area district, the erection and maintenance of seventeen one family dwellings without the required side yards at both ends of each group, and nearer to the street line than is permitted.

PREMISES AFFECTED—65-40 to 65-58 Alderton street, southwest of Elwell Crescent and northwest corner of 66th avenue and 86-01 to 86-15 66th avenue (Block 3135, Lots 1, 89 to 96 inclusive and 6 to 12 inclusive), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Edward Tymon.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. C. McKeever, office of Borough President.

ACTION OF BOARD—Laid over to December 11, 1951, at 10 A.M. for inspection and decision without further argument.

543-51-BZ

APPLICANT—Henry George Greene, for Gehring Realty Corp. and Ravenast, Inc., owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use district portion of a lot located in a residence and retail use district, the extension of existing parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—183-02 to 183-20 Hillside avenue and 88-02 to 88-18 184th street, southwest corner and 88-01 to 88-15 183rd street (Block 9930, Lots 22, 26, 27, 31 and 39), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: J. G. L. Molloy, Herbert Kain and Sidney Mines.

For Opposition: Harry Hart.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. C. McKeever, office of Borough President.

ACTION OF BOARD—Laid over to December 11, 1951, at 10 A.M. for inspection and decision without further argument.

564-51-BZ

APPLICANT—J. G. L. Molloy, for C. L. R. Realty Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—101-106 Queens boulevard, south side, 37.14 ft. east of 67th road and 100-26 to 100-36 67th road (Block 3171, Lots 19, 21 and 23), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: J. G. L. Molloy and Charles Benenson.

For Opposition: Bertram H. Siegeltuch, Leo Katzman, Henry Muller, Jr. and Henry Muller, III.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 11, 1951, at 10 A.M. for inspection and decision without further argument.

617-40-BZ—Vol. II

APPLICANT—Dominick Salvati & Son, for Garfield Park Postal Building Corp., owner.

SUBJECT—Application reopened July 24, 1951—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a United States Post Office (Finance Station).

PREMISES AFFECTED—1623-1625 East 17th street east side, 100 ft. south of Avenue P (Block 6780 Lot 77), Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony M. Salvati.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee.....

Negative

Absent: Commissioner Keating

THE RESOLUTION (617-40-BZ—Vol. II)

WHEREAS, Dominick Salvati & Son, for Garfield Park Postal Building Corp., owner, U.S. Post Office, filed July 18, 1951, an application under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a United States Post Office (Finance Station), affecting premises 1623-1625 East 17th street east side, 100 ft. south of Avenue P (Block 6780, Lot 77) Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. II on July 24, 1951, subject to the regular procedure; and

WHEREAS, a public hearing was held on this application on October 9, 1951, after due notice by publication in the Bulletin; laid over to October 30, 1951, for inspection and decision, without further argument; and then laid over to November 7, 1951, at request of objectors—no further adjournment; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue P is in a residence use, C area and Class $\frac{1}{4}$ height district; East 17th street and the site are in a residence use, C area and Class $\frac{1}{4}$ height district; and

WHEREAS, the decision of the borough superintendent, dated July 12, 1951, acting on N.B. Applic. 888-51, reads

"1. Proposed U. S. Post Office Finance Station in residence use district is contrary to Art. II Sec. of the Zoning Resolution."

and

WHEREAS, the application states the premises consist of plot 40 ft. front by 100 ft. in depth (presently vacant) that it is proposed to erect a building 40 feet front by 4 feet in depth, one story in height of Class 3 construction to be used as a finance station for U.S. Post Office; and

WHEREAS, the applicant contends that it is proposed to occupy the site for a new United States Post Office Finance Station, to serve the people of the community which is in great need and demand; that the site has already been approved by the Postmaster having jurisdiction over same; that this station is known as a "finance" station, as distinguished from a "carrier" station; that in other words, its function is the sale of postage stamps, issuance of money orders and the acceptance of registered mail and parcel post from the patrons in the locality; that there are no letter carriers operating out of this station; that in fact it does not provide delivery service of any kind; that the station will be open to the public for business from 8:00 a.m. to 5:00 p.m., Monday to Friday, inclusive; it will be closed on Saturdays, Sundays and holidays; that no canceling machine will be operated in the station or will there be any other activity which would be noisy or annoying; that a United States Mail truck will make a brief stop at the station on six occasions during the day, the first about

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11:20 a.m. and the last about 6:00 p.m., to pick up mail deposited at the station by the patrons; that there are seven employees assigned to the station; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant a variance under section 7, subdivision e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolutions and that the application be and it hereby is *granted* under section 7e for a term of ten (10) years, to permit the premises to be occupied for business use, namely a United States Post Office Finance Station, substantially as proposed and as indicated on plans filed with this application, marked "Received July 18, 1951" (2 sheets), *on condition* that in all other respects the building shall comply with all laws, rules and regulations applicable thereto; that the building shall not be further increased in height or area nor occupied for any other use; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

188-50-BZ

APPLICANT—Henry Nordheim, for No. 2 Corporation, owner (V-Marc Dress Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit store No. 8 located in the retail use district portion of lot to be changed to factory use.

PREMISES AFFECTED—1264-1278 St. Lawrence avenue, east side, 58.48 ft. north of Westchester avenue (Block 3786, Lot 13), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and Benjamin Oberst.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (188-50-BZ)

WHEREAS, Henry Nordheim for No. 2 Corporation, owner. V-Marc Dress Co., lessee, filed March 15, 1950, an application under sections 7c and 7e of the zoning resolution, to permit store No. 8, located in the retail use district portion of lot, to be changed to factory use, affecting premises 1264-1278 St. Lawrence avenue, east side, 58.48 feet north of Westchester avenue (Block 3786, Lot 13), Borough of The Bronx; and

WHEREAS, this application was reopened and restored to the docket on July 17, 1951, subject to regular procedure, to consider variance as to store No. 8 only; and

WHEREAS, a public hearing was held on this application on November 7, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and St. Lawrence avenue are in residence and retail use, D area, class 1 height districts; Westchester avenue and store No. 8 are in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 25, 1951, acting on amendment to Alt Applic. 6-50, reads:

"2. Section 294 of the Labor Law will be complied with as to size and ventilation of dressing room.

June 25, 1951

Amendment disapproved with the following objection repeated.

1. In a Retail District, the proposed change of Southerly Store designated on plan filed as No. 8 to Factory use, is contrary to Section 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 80 feet in depth, on which is located a building 80 feet by 100 feet, irregular, one story, 13 feet 7 inches, of class 3 construction, presently used as stores and factory for which violation 104-49 has been issued; that it is proposed to permit the southerly store (No. 8) to be occupied by a dressmaker (factory use); that store No. 7, adjoining, is occupied by the same tenant; and

WHEREAS, the applicant contends that this site was located in a business use district at least as far back as 1927 and on April 26, 1945 the use district was changed from business to partly retail and partly residence; that the building is located now in two types of districts; that this dressmaking establishment was established in January 1944 without the owner filing any application with the Department of housing and buildings for such combined factory and store occupancy, which continued until December 9, 1949 when a violation was filed against the premises, and it is still so occupied; that as this store is the first at the south end of the building and only 17 feet frontage with no outward signs of it being a factory, it is no detriment to the presently designated retail district any more so than it would be if the district had remained a business district; that the manufacturing consists of ladies' waists, skirts and dresses, all of cotton material, so that no heavy machinery is required; that shipments of material into the premises and finished articles leaving the premises rarely exceed more than one each way per week and these require about 15 minutes to complete, so that from the shipping angle there is no disturbance to the neighborhood; that the factory occupancy will be confined to store No. 8 with only 20 employees, and as a second means of egress is required, the lessee has entered into an agreement with the tenant of store No. 7 to afford such exit from the rear part of the factory through that store to the street; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c of the zoning resolution; and

WHEREAS, the applicant states that store No. 8 is presently occupied for factory use and has been since 1944.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c, to permit the use and occupancy as proposed of Stores Nos. 7 and 8 provided that Store No. 7 shall be used primarily for office and sales and the factory work shall be done mainly in Store No. 8, as proposed and as indicated on plans filed with this application, marked "Received March 15, 1950" (3 sheets), *on condition* that the type of manufacturing shall not be changed unless the matter is resubmitted to this Board for reconsideration; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits required shall be obtained and all work completed within three (3) months from the date of this resolution.

197-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose and Paul Marchesano, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district,

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the change in occupancy from accessory garage and one family dwelling to garage for two trucks; and from the storage of building materials in yard to parking and storage of three trucks and one pleasure car and the storage of building materials.

PREMISES AFFECTED—454-458 Lefferts avenue, south side, 99 ft. 1 in. west of Brooklyn avenue (Block 1331, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Paul Marchesano.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (197-51-BZ)

WHEREAS, Lama, Proskauer and Prober for Rose Marchesano and Paul Marchesano, owners, filed February 23, 1951 an application under section 7c of the zoning resolution, to permit in a residence and business use districts, the change in occupancy from accessory garage and one family to garage for two trucks, and from the storage of building materials in yard to parking and storage of three trucks and one pleasure car and the storage of building materials (previously granted by the Board under Cal. No. 312-41-A), affecting premises 454 to 458 Lefferts avenue, south side, 99 ft. 1 in. west of Brooklyn avenue (Block 1331, Lot 25), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on November 7, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Lefferts avenue, Brooklyn avenue and the site are in residence and business use, C area and class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 20, 1951, acting on Alt. Applic. 3897-50, reads:

"1. Proposed change of use to garage for two trucks from accessory garage to one family dwelling and change of use from storage of bldg. materials in yard to parking and storage of three trucks and one pleasure car and storage of bldg. materials all located on a lot partly in a residence use district and partly in a business use district violates Art. 2, Sec. 3 Bldg. Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 110 ft. in depth, on which is located a 2-story brick veneer one-family dwelling, a one-story garage for owner's two trucks, the parking and storage of owner's 3 trucks and a pleasure car on the open portion of the lot, and the storage of building materials on the open portion of the lot; that certificate of occupancy 102932-41 (B.N. 428-41) has been issued for a one-family dwelling; that certificate of occupancy 102933-41 has been issued for two-car private garage, pleasure type only, accessory use; certificate of occupancy 102935-41 to use unoccupied part of lot for the storage of masonry building materials; that it is proposed to maintain the present uses: one-family dwelling, two-car garage for owner's two trucks, and on the front of the lot, the parking and storage of owner's three trucks and one pleasure car, and the storage of building materials; and

WHEREAS, the applicant contends that the premises are presently developed with a one-family brick dwelling having a frontage of 20 ft. and a depth of 38 ft. 8 in. erected under N.B. 10045 of 1929 for the accessory storage of 2 cars; that these uses were approved by the Board under Cal. No. 312-41-A; that inasmuch as the premises are devoted to a non-conforming use, the additional parking of

these trucks and pleasure car will not affect the community but will help to remedy the crowded street parking now existing; that the premises are partly in a business zone and therefore a business use could be maintained on the rear of the site; that the entire site since before 1916 was devoted to stables and business uses; and

WHEREAS, the applicant further contends that the property referred to is presently zoned as a class 1¼ height, C area district; that the portion of the property located within 90 feet of Lefferts avenue is zoned as a residence district and the remainder is in a business district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c, to permit for a term of two (2) years, the use of the two-car accessory garage for the storage of two motor vehicles used in conjunction with the building material storage business on the lot, as hereinbefore permitted; that there may also be the storage of not more than three motor vehicles overnight on the open portion of the lot, as passed upon by the borough superintendent under Alt. Applic. 3897-50, Objection 1; that a new certificate of occupancy shall be obtained; that the garage space shall not be increased in height or area; that in all other respects the resolution adopted by the Board under Cal. 312-41-A on July 15, 1941, shall be complied with; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

243-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Herbert Lang, owner (William Mareno, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the extension of existing accessory building to enclose present open lubrication pit and one new lubrication lift, and also to permit the use of rear site for the parking of cars waiting to be serviced.

PREMISES AFFECTED—90-14 to 90-20 101st avenue and 101-02 to 101-10 91st street, southwest corner (Block 9096, Lots 7 and 9), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, William Mareno and Herbert Lang.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (243-51-BZ)

WHEREAS, Lama, Proskauer and Prober for Herbert Lang, owner, William Mareno, lessee, filed April 6, 1951 an application under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the extension of an existing accessory building to enclose the present open lubrication pit and one new lubrication lift, and also to permit the use of the rear of the site for the parking of cars waiting to be serviced, affecting premises 90-14 to 90-20 101st avenue, and 101-02 to 101-10 91st street, southwest

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corner (Block 9096, Lots 7 and 9), Richmond Hill, Borough of Queens; and

WHEREAS, a public hearing was held on this application on November 7, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 91st street is in residence and business use, D area, class 1 height districts; 101st avenue and the site are in a business use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 27, 1951, acting on Alt. Applic. 2906-50, reads:

"1. Proposed change of use from "Boiler Room, Gasoline Service Station, Lubrication, Motor Vehicle Repair Shop, and Office," to "Boiler Room, Gasoline Service Station, Lubrication, Motor Vehicle Repair Shop, parking of cars waiting to be serviced and office," and the extension of the above mentioned uses over the entire lot located within a Business use district, is contrary to Art. II, Sec. 4(a), Subsections 29 & 46 of the Zoning Resolution.

2. Gas station is contrary to sect. 21A of Zone Resolution."

WHEREAS, the applicant states that the premises consist of a plot, 75.06 feet frontage by 100 feet in depth, on which is located a building 25 ft. by 66 ft., one story, 14 ft. in height, of class 3 construction, used as an accessory building to gasoline service station for motor vehicle repairs and servicing; that there is an open lubrication pit, four 50-gallon gasoline tanks, 3 dispensing pumps two curb cuts on 91st street and two on 101st avenue; that it is proposed to maintain the present motor vehicle repair shop, office and gasoline service station and erect an extension having a frontage of 25 ft. and a depth of 30 ft., of class 3 construction, which will enclose the present open lubrication pit; that it is also proposed to add one new lubrication pit in the new extension and also use the rear of the site for the parking of cars waiting to be serviced; that the enclosing of the present pit will be an added safety measure to the public and add a cleaner aspect to the site and the community; that the parking of cars waiting to be serviced will keep said cars off the street and so relieve the extreme parking situation that now exists; that the present curb cuts as now existing will not be enlarged in a westerly direction and a safer exit and entrance condition will be created by keeping all curb cuts 5 ft. from the intersection of 101st avenue and 91st street; that the present 4 ft. high wood picket fence will be maintained on both interior lot lines; and

WHEREAS, the applicant contends that the district maps accompanying the zoning resolution show that the premises zoned as a business use, class 1 height, D area district had been unchanged since 1916; that the premises were originally developed with a garage on the 1st floor and a one-family dwelling on the 2nd floor, in a building 25 ft. by 66 ft., on a plot having a frontage of 50 ft. on 101st avenue and a depth of 100 ft. on 91st street, under N.B. 9 of 1909 and that no certificate of occupancy was issued; that in 1936, under B.N. 10532, the building was altered to remove the entire second floor and install a new brick front and use the building as an auto repair shop, on a plot having a frontage of 25 ft. on 101st avenue and a depth of 100 ft. on 91st street, with no certificate of occupancy being issued; that the gasoline station on the plot was originally established in the fire department as a gasoline station and garage on October 17, 1916; that on January 19, 1924, plan #11895 of 1923 was approved for two 50-gallon gasoline storage tanks and pumps, under a confirmation letter sent by the fire department to the building department affirming that said gasoline station and garage was established on the aforementioned date; that although the plan describes the plot as having a frontage of 50 ft. on 101st avenue and a depth of 100 ft. and as beginning at point 25 ft. west of 101st avenue and 91st street, it was obviously a mistake, as the garage mentioned in said permit

existed within the 25 ft. to the corner of 91st street and 101st avenue and the metes and bounds should have been given as 75 ft. frontage on 101st avenue and 100 ft. in depth on 91st street in order to include said garage, and this would establish the gas station and repairs on a plot 75 ft. by 100 ft.; that fire department permit Misc. 1832 of 1940 was issued for one additional 550-gallon gasoline tank, and that on December 6, 1940, fire department permit No. B444880 was issued for a gasoline station, repair shop and 1650 gallons of gasoline, showing that the entire plot of 75 ft. by 100 ft. was being used both for a gas station and a repair shop over the entire plot; that fire department 23849 was issued for one additional 550-gallon gasoline storage tank on June 20, 1949, together with yearly renewal permit #B241864; that the present repair shop has doors leading to the gas station and the present pumps are in front of the repair shop as further evidence that both the gas station and repair shop exist over the entire plot of 75 ft. by 100 ft., and that the location of the present curb cuts are further evidence that the entire plot now exists as a gasoline service station; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c, to permit the continuance of the plot, approximately 75 by 100 ft. in area, to be used as proposed and as indicated on plans filed with this application, marked "Received April 6, 1951" (4 sheets) and to permit the extension of the accessory building as proposed to accommodate the existing greasing pit and one hydraulic lift and to permit the balance of the premises beyond the line of the accessory building to the rear to be occupied for the parking and storage of cars waiting to be serviced; that the existing wood picket fence on the rear and side lot lines to the west shall be removed and substantial woven wire fences of the chain link type with anchored steel posts shall be erected and maintained to a total height of not less than 5 ft. 6 in.; that the entire unbuilt upon area of the premises, where not already surfaced with tarvia, shall be surfaced with concrete or bituminous paving; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the curb cuts shall be constructed, so that no curb cuts shall be nearer than 5 ft. from the street lot as extended nor nearer than 5 ft. from any lot line as prolonged; that no signs shall be erected on the premises other than the existing signs, excluding all roof and temporary signs, but permitting the continuation of the post standard for advertising the brand of gasoline on sale as now located or as may be moved within the building line near the intersection; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution and a certificate of occupancy obtained.

APPEALS FROM ADMINISTRATIVE DECISIONS

557-51-A

APPLICANT—Hoffman Beverage Co., lessee, for Neivel Realty Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—42-16 21st street (Van Alst), west side, 115 ft. south of Bridge Plaza south (South Jane street); (ground floor); (Block 457, Lot 162), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: E. A. Meyer, Fire Dep't.

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ACTION OF BOARD—Laid over to November 14, 1951, 10 A.M.; applicant to be notified.

211-51-A

APPLICANT—Eastern Air Lines, Inc., for Cities Service Oil Company, owner.

SUBJECT—Appeal from a decision of the fire commissioner—re transportation of gasoline in trailer tank trucks (2-4800 gallon airport refuelers and 1-1800 gallon airport refueler) in New York City.

APPEARANCES—

For Applicant: Frank Stulgaitis, Angus Lewis and G. Wesley Channell.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn, without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

291-51-A

APPLICANT—American Ice Company, owner, doing business as Knickerbocker Ice Company.

SUBJECT—Appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—182-202 Douglas street, south side, 125 ft. east of Bond street (Block 417, Lots 1 and 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION—(291-51-A)

WHEREAS, the present owner has given notification by telephone that these premises have been sold to a new owner and that he desires to withdraw this appeal and will write a letter to the Board to that effect.

Resolved, that this appeal be and it hereby is *withdrawn*.

324-51-A

APPLICANT—Legrand Chemical Corp., lessee, for Bush Terminal Co., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—101-111 (103 displayed) 50th street, northeast corner of 1st avenue (Block 780, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Victor P. Nacht.

For Administration: Edwin A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (324-51-A)

WHEREAS, Legrand Chemical Corp., lessee, for Bush Terminal Co., owner, filed April 16, 1951, an appeal from an order of the Fire Commissioner, affecting premises 103 (101-111) 50th street, northeast corner of 1st avenue (Block 780, Lot 1), Bush Bldg. #111, Borough of Brooklyn; and

WHEREAS, Order #29912 LC, issued by the Fire Commissioner March 20, 1951, reads:

"With reference to your application dated February 2, 1951, for a permit for the storage and use of 15-1-ton cylinders of liquefied chlorine, 15,000 gallons caustic soda, 2 drums cellosolve, 2 drums savasol #5, please be advised that same is denied, for the reason that resolution 325-42-A, permitting such storage and use, was amended April 20, 1948 to extend the term of said resolution for a period of one year from that date; and it has not been further amended.

1. You are, therefore, ordered to remove all chlorine gas from the premises and to discontinue the further storage of chlorine gas on said premises. The storage of 15 one-ton cylinders of chlorine gas creates a dangerous condition and is a violation of C19-110.0, of Administrative Code."

and

WHEREAS, the applicant states that the building is one story, 22 feet in height, 100 ft. by 75 ft. in area, of fireproof construction, erected in 1905, located in an unrestricted use A area, Class 2 height district and used and occupied since 1939 for the manufacture of sodium hypochlorite, 8 persons that the building is equipped with a one-source sprinkler system throughout; and

WHEREAS, Certificate of Occupancy #105470 issued May 14, 1942, upon completion of work under Alt. App. 2193 of 1939 permits the use of the building as a factory with an occupancy of 4 persons and describes its construction as non-fireproof; and

WHEREAS, the applicant states that this appeal is to permit the handling of 15 one-ton cylinders of liquid chlorine which has been used at this location since 1939 in the manufacturing of sodium hypochlorite; and

WHEREAS, the applicant contends that there has been no change in the operation of the premises and that the building complies with all the requirements set forth in the resolution adopted by the Board under Cal. 325-42-A; that the one-ton cylinders have been approved by the Interstate Commerce Commission and their use is not dangerous to life or public safety if stored and used under proper safeguards; and

WHEREAS, under Cal. 325-42-A the Board on June 30, 1942, modified a decision of the Fire Commissioner and permitted the transfer of the operations of the application to the premises in question from 111-49th street where previously permitted by the Board under Cal. 363-31-A, on condition that such additional safeguards shall be installed for the protection of the public as the fire commissioner shall direct; that there shall be at all times readily accessible at least six gas masks; that the existing trolley crane shall be maintained in proper working order; that substantial protective scaffolding shall be constructed around caustic soda tanks and chlorine vats, such scaffolding to be constructed of posts not less than 6 in. by 6 in. with skirting rails not less than 2 in. by 4 in., all of long leaf hard pine or equivalent; that the sprinkler system of building shall be maintained in full compliance with the requirements of the Sprinkler Rules of the Board of Standards and Appeals and a special sprinkler system fed from the street service operated by means of fire department key from exterior of building, shall be maintained in proper working order satisfactory to the fire commissioner; that the caustic soda tank and the piping therefrom, both by pump and by gravity shall be maintained in proper working order, and with ample caustic soda maintained in the tank at all times to provide flooding the vats; that the liquid chlorine shall be delivered to the plant only in one-ton drums of a type and design approved by the Interstate Commerce Commission, such drum to be delivered on siding within 16 ft. of special entrance door to chlorine vat on a specially designed flat car, shipped direct from the manufacturing plant without transloading that this flat car shall be routed from the plant to New York City and lightered to the dock of the Bush Terminal and thence to the factory siding; that all regulations of the Interstate Commerce Commission applicable to the handling

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of liquid chlorine in ton cylinders shall be complied with and also in accordance with the following requirements:

1. That the cylinders being drawn from shall be supported on rigid steel saddles and strapped in place to prevent movement until emptied;

2. That the connection from tank to feed line be by means of a heavy clamp or valve with lead squeeze washers; that the flexible pipe from the tank valve to the feed pipe shall be extra heavy brass or copper with an approved union connection to the feed pipe and that this flexible pipe be as short as practicable and kept free from sharp bends or kinks;

3. That after working hours the valves at the cylinders shall be kept closed;

4. That the feed line shall be new, extra heavy galvanized seamless wrought iron encased within a two-inch iron pipe; that this piping shall be rigidly and firmly supported at short intervals for its entire length and the exterior surfaces kept well painted; that there shall also be a shut-off valve at the mixing tank;

5. That the equipment for handling the cylinders shall be an approved track and travelling crane and hoist of not less than two tons capacity, self-locking in type and with positive travel motion;

6. That the gas masks shall be of the type approved by the U. S. Bureau of Mines, for use against chlorine gas;

7. That during working hours at least two persons shall hold certificates of fitness issued by the fire commissioner after examination at the premises as to their qualifications, knowledge of the equipment and familiarity with the use of gas masks;

8. That at night, the plant shall be subject to hourly inspection by a watchman who shall also hold a similar certificate of fitness;

9. That the captain in charge of the local police station shall be notified of the chlorine storage and be permitted to detail such men as he deems necessary to familiarize themselves with the installation;

10. That other than as modified herein the requirements of all laws, ordinances and rules shall be complied with."

nd

WHEREAS, on April 20, 1948, the Board amended its resolution adopted June 30, 1942, so as to extend the term of the variance for a period of one year from the date of such amended resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the order of the fire commissioner, acting under Order 29912-LC, dated March 20, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the storage and use of 15 one-ton cylinders of liquefied chlorine, 15,000 gallons caustic soda, 2 drums of naphthalene, 2 drums savasol #5, substantially as proposed and as indicated on plans filed with this appeal marked "Received April 16, 1951," 2 sheets, *on condition* that the general requirements of the resolution as adopted October 1, 1935, as applying to premises formerly occupied by this concern at 111-17 49th street, Brooklyn, shall be complied with; that the equipment shall be maintained to the satisfaction of the fire commissioner; that upon arrival of the cylinders at the site they shall be promptly removed to the interior of the building; that this variance shall be for a term of two (2) years from the date of this resolution.

5-51-A

APPLICANT—Peggy Cooney, for Bush Terminal Bldg. Co., owner (Industrial Container Corp., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4902-4924 2nd avenue, west side, from 49th to 50th streets, 102-170 49th street and 111-169 50th street (1st floor); (Block 780, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: E. H. Snackenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (465-51-A)

WHEREAS, Peggy Cooney, for Bush Terminal Buildings Co., owner (Industrial Container Corp., lessee), filed June 15, 1951, an appeal from a decision of the borough superintendent, affecting 4902-4924 2nd avenue, west side, from 49th to 50th streets, 102-170 49th street and 111-169 50th street (Block 780, Lot 1), 1st floor, Bush Buildings 104, 105, 106, 112 and 113, Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated May 21, 1951, on Misc. Gasoline App. 1082/51, reads:

"1. The installation of three 550 gal. gasoline tanks and one app. type gasoline pump in a structure where combustible fibre is stored is contrary to Ch. 19-149.0 C6 and Ch19-65.0-3 of the Adm. Code."

and

WHEREAS, the applicant states that the building is one story, 21 ft. 8 in. in height, 200 ft. by 700 ft. in area, of fireproof construction, erected in 1906, located in an unrestricted use, A area, Class 2 height district and used and occupied since 1938 for the manufacture of corrugated boxes, 225 persons; that the building is equipped with a two-source sprinkler system throughout, an approved interior fire alarm system and regular monthly fire drills are maintained; that the building covers an entire square block, except for the portion fronting 100 ft. on 50th street on the westerly end of the building (See Cal. 324-51-A applying to the balance of the structure); and

WHEREAS, the applicant contends that the building is fireproof, equipped with a two-source sprinkler system, automatic fire alarm and 24-hour watchman's service; that it is proposed to install three 550-gallon gasoline tanks buried beneath the loading ramp and to install a dispensing pump on a concrete backing guide at the front wall; and

WHEREAS, the applicant contends that the lessee operates large over-the-road trucks as well as local delivery equipment, with a gasoline consumption of about 500 gallons per day; that this gasoline is now purchased at various stations, causing difficult bookkeeping and accounting matters; that the corrugated boxes fabricated in portions of the building are separated from the shipping area by fireproof doors; that all finished products in the shipping area are removed by trucks the same day and none but defective boxes are left in the shipping area overnight; that these defective boxes are removed daily; that an accidental spillage of gasoline would not permit it to contaminate the boxes, as the gasoline would remain in the loading ramp 4 ft. below the level of the factory floor; that unprocessed rolls of paper are stored on the loading platform outside of the building on either side of the railroad siding; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Misc. Gasoline Applic. 1082-51, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the installation of three (3) 550 gallon gasoline tanks, and one approved type gasoline pump, substantially as proposed and as indicated on plans filed with this appeal marked "Received June 15, 1951," 1 sheet, and "November 3, 1951," 1 sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

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496-51-A

APPLICANT—James A. Sherry, for City of New York, Department of Parks, owner, (Tide Water Assoc. Oil Co., lessee).

SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—Henry Hudson parkway, center strip, 800 ft. west of West 172nd street (upper and lower levels); (Block 2140, Lot 200), Borough of Manhattan.

APPEARANCES—

For Applicant: Edw. Hoffman, Dep't of Parks.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (496-51-A)

WHEREAS, James A. Sherry, for City of New York, Department of Parks, owner, Tide Water Oil Associates, lessee, filed July 13, 1951, an appeal from an order of the fire commissioner, affecting premises Block 2140, Lot 200, Center strip of Henry Hudson parkway, 800 ft. west of West 172nd street, Borough of Manhattan; and

WHEREAS, Order No. 84939-LC, issued by the fire commissioner June 19, 1951, reads:

"With reference to your application dated recently for a permit to store gasoline at above location, it is regretted that this department is without power to grant such a permit for the reason—Records of this division indicate installation of six 1,000 gallon gasoline tanks which is contrary to Section C19-69.0.a, maximum size 550 gallons.

You are therefore hereby ordered to:

1. Discontinue storage and sale of gasoline on the above premises without a permit from this department. C19-73.0."

and

WHEREAS, the applicant states that the premises consist of an irregular plot upon which there exists a 2-story class 3 constructed building 22 ft. in height, 40 ft. by 28 ft. in area, erected in 1939, and used and occupied since 1939—boiler room and storage, toilet, office and locker room, 4 persons on the 1st floor and 4 persons on the 2nd floor, for which Certificate of Occupancy 32426 was issued January 3, 1947, upon completion of work under N.B. 56-1942 and describes the building as a public building and permitting its use—1st floor, boiler room and storage, toilet and office, 2nd floor, office, toilet and locker room; and

WHEREAS, the applicant states that this is an appeal from Order No. 84939-LC, issued by the fire commissioner, refusing to grant a permit to store gasoline in the existing six 1,000 gallon gasoline tanks; and

WHEREAS, the applicant contends that the gasoline station was erected in 1939 and has been in use and under permits from the Fire Department since erection; that it is therefore requested that the Board grant this appeal to permit the continuance of the storage and sale of gasoline at these premises.

Resolved, that the order of the fire commissioner, acting on Order 84939-LC, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing six (6) 1,000 gallon gasoline storage tanks, as previously permitted by the Department of Housing and Buildings and the Fire Department, *on condition* that such installation shall in all other respects comply with all laws, rules and regulations applicable thereto; that a new certificate of occupancy superseding Certificate of Occupancy No. 32426 shall be obtained for the use of the premises as a gasoline station with accessory building.

Adjourned: 1:10 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

WEDNESDAY AFTERNOON, NOVEMBER 7, 1951,
2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPLIANCE SUBMITTED FOR APPROVAL.

110-36-SA

APPLICANT—American Mohawk Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Master Boiler Sales Co. Oil Burners, Models B, C and H (previously approved).

APPEARANCES—

For Applicant: Harry S. Lande.

ACTION OF BOARD—Application reopened for report as to amendment in connection with proposed additional name.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS.

563-51-A

APPLICANT—Lusby Simpson, for Borden Co., owner (The National City Bank of New York, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—106-110 Hudson street and 166 Franklin street, northeast corner (2nd floor); (Block 189, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Cohen and Thomas J. Gillen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (563-51-A)

WHEREAS, Lusby Simpson, for the Borden Company, owner, The National City Bank of New York, lessee, filed August 17, 1951, an appeal from a decision of the borough superintendent, affecting premises 106 to 110 Hudson street and 166 Franklin street, northeast corner (2nd floor); (Block 189, Lot 14), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated August 17, 1951, acting on B.N. Applic. 1298-51, reads:

"Repeat (2) 2 x 4 wood stud partitions with plaster board both sides are contrary to 10.9.2.5 B.C.

Note: Building fireproof, Class 1 construction."

and

WHEREAS, the applicant states that the building is 10 stories, 147 ft. in height; 65 ft. 11 in. by 75 ft. 2 in. in area, of fireproof construction, erected 1902, located in an unrestricted use, B area, Class 2 height district, and used and occupied since 1904 as follows: basement, safe deposit vaults, storage and boiler room; 1st floor, bank, 40 persons; 2nd to 10th floors, offices, 40 persons each floor, and proposed to be used and occupied without change except that the 2nd floor will be used for office, toilets, rest room and employees' lunch room, with a total occupancy of 40 persons on such floor; that the building is equipped with an

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approved standpipe system, a one source sprinkler system in the cellar only, one 3 ft. 8 in. wide interior steel and marble stairs, enclosed with 6 in. t.c. equipped with kalamein self-closing doors and leading from roof bulkhead direct to street and one fire escape on the Franklin street front extending to street by stairs; and

WHEREAS, Certificate of Occupancy No. 5374—issued October 24, 1922, upon completion of Alt. 484-1922 describes the building as of fireproof construction and permits its use as follows: Storage in the basement; 1st to 10th floors, offices, 40 persons each floor; and

WHEREAS, the applicant contends that in this building which is less than 150 ft. in height and has present floor of wood on wood sleepers, the 2nd floor space will be used by the clerical personnel only with no activities which would generate a fire; that the dividing partitions of gypsum board on wood studs have been disapproved by the borough superintendent; that single thickness partitions of wood, which are permitted by the Code, would not give adequate privacy for sound; that the tenant will remove partitions and other facilities on termination of its lease; that in view of the present defense emergency restrictions on the use of critical building materials, the Board is respectfully requested to grant this appeal.

Resolved, that the decision of the borough superintendent, acting on B.N. Applic. 1298/51, be and it hereby is *modified* and that the appeal be and it hereby is *granted* for the term of the present lease, expiring on April 30, 1958, to permit the continuance of the wood stud partitions covering the sheet rock on both sides, as proposed and as indicated on plans filed with this appeal, marked "Received August 17, 1951" (3 sheets), *on condition* that the only partitions to be ceiling shall be the partitions enclosing the toilet rooms, and women's rest room; that all other partitions shall be approximately 7 ft. above the floor; that in all such places where a base board does not exist, there shall be a base board on both sides and a chair rail on both sides for the protection of the sheet rock; that this variance shall continue only so long as the space is used as proposed for clerical spaces of the National City Bank and for no other use; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct.

10-51-A

APPLICANT—Harold J. Levinson, for Belmar Holding Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—157-16 20th road and 20-39 Clintonville street, southeast corner (Block 4752, Lot 12); 157-20 20th road, south side, 109.27 ft. east of Clintonville street (Block 4752, Lot 14); 157-24 20th road, south side, 149.27 ft. east of Clintonville street (Block 4752, Lot 16); 157-36 20th road, south side, 196.83 ft. west of Willets Point boulevard (Block 4752, Lot 23); 157-40 20th road, south side, 156.83 ft. west of Willets Point boulevard (Block 4752, Lot 25); 157-44 20th road, south side, 116.83 ft. west of Willets Point boulevard (Block 4752, Lot 27); and 157-50 20th road and 158-25 Willets Point boulevard, southwest corner (Block 4752, Lot 29), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: William J. Burke and Benjamin Rosenblum,

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (610-51-A)

WHEREAS, Harold J. Levinson, for Belmar Holding Corporation, owner, filed September 10, 1951, an appeal from a decision of the borough superintendent, affecting premises 157-16 20th road and 20-39 Clintonville street, southeast corner (Block 4752, Lot 12); 157-20 20th road, south side, 196.83 ft. west of Willets Point boulevard (Block 4752, Lot 23); 157-40 20th road, south side, 156.83 ft. west of Willets Point boulevard (Block 4752, Lot 25); 157-44 20th road, south side, 116.83 ft. west of Willets Point boulevard (Block 4752, Lot 27); and 157-50 20th road and 158-25 Willets Point boulevard, southwest corner (Block 4752, Lot 29), Whitestone, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated September 20, 1951, acting on N.B. Applic. 4585 to 4588-51, incl. and 4590 to 4592-51, incl. reads:

"1. The construction of a frame building in a business district is contrary to Sec. 4.1.2. of B.C.

2. Thickness of floor bms. is contrary to Sec. 7.1.4.7 of B.C."

and

WHEREAS, the applicant states that the premises consist of seven separate lots having a frontage of 109.27 ft., 40 ft., 40 ft., 40 ft., 40 ft. and 116.83 ft. respectively on the south side of 20th road, between Clintonville street and Willets Point boulevard, located partially in a residence use and partially in a business use district, D area, Class 1 height district, upon each of which lot it is proposed to erect a one story, 14 ft. high, Class 4 constructed, one family dwelling, 25 ft. 8 in. by 42 ft. in area, to be surfaced on the exterior of the front wall with brick or stone veneer from foundation to plate line; that the balance of the exterior walls to be surfaced with asbestos or wood shingles, roof to be surfaced with asphalt shingles; and

WHEREAS, the applicant contends that the owner is at present engaged in constructing dwelling units in the immediate vicinity of the same type as now proposed, some of which dwellings were the subject of a variance granted by the Board under Cal. 449-51-A; that in order to hold the price of the dwellings in today's rising price market they must of necessity be of frame construction in order to be sold in the lower price brackets, mainly to veterans; that it is therefore requested that the Board grant the variance to permit the construction as herein proposed similar to the dwellings permitted by the Board under Cal. 449-51-A.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 4585 to 4588/51, inclusive and N.B. 4590 to 4592/51, inclusive, objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the buildings to be constructed substantially as proposed and as indicated on plans filed with this appeal, marked "Received September 10, 1951" (1 plan) and area plan, marked "Received October 1, 1951" (1 sheet), *on condition* that in all other respects the buildings shall comply with the requirements for similar buildings when erected outside the fire limits; that each building shall be for the use of one family only; that the buildings shall comply with the requirements for a residential building when erected in a residence use, D area district; that if garages are erected with each dwelling, same shall comply with the requirements for a D area zone and for a garage when erected outside the fire limits as an accessory use.

238-45-A—Vol. II

APPLICANT—Sylvania Electric Products, Inc., lessee, for Samuel J. Lefrak, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from an order of the fire commissioner (previously granted on condition for a definite period).

PREMISES AFFECTED—83-30 Kew Gardens road, west side, 8 ft. south of 83rd drive (Block 3356, Lot 30), Kew Gardens, Borough of Queens.

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APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (238-45-A—Vol. II)

WHEREAS, this appeal from an order of the fire commissioner, affecting premises 83-30 Kew Gardens road, west side, 8 ft. south of 83rd drive (Block 3356, Lot 30), Kew Gardens, Borough of Queens was granted by the Board May 15, 1945, as Vol. I, on certain conditions; and

WHEREAS, the resolution was amended, as Vol. II, November 8, 1950, based on a new decision of the fire commissioner; and

WHEREAS, the term of variance was extended April 24, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 8, 1950, as amended by resolution adopted on April 24, 1951, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted for a term of three (3) months from the date of this amended resolution, pending the installation of an approved hydrogen dissociator; that other than as herein amended, the resolution adopted on November 8, 1950, as amended April 24, 1951, shall be complied with in all respects. (Fire Dept. Order 26884-LC)."

625-44-A—Vol. II

APPLICANT—Charles Abrahams, for Oakland Trading Corp., owner; Montauk Iron and Steel Corp., lessee.

SUBJECT—Application for consideration—reopening as Vol. II to consider new decision—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—25-20 Borden avenue, south side, 479.25 ft. west of Dutch Kills Basin (Block 68, Lot 55), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Charles Abrahams.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II to consider new decision, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

23-48-A—Vol. II

APPLICANT—Ingram S. Carner, for Leslie F. Black, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider rear extension—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—99-16 Metropolitan avenue, south side, 43 ft. west of 70th road (Block 3894, Lot 38), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II to consider rear extension, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

24-48-A—Vol. II

APPLICANT—Ingram S. Carner, for Leslie F. Black, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider rear extension—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—99-18 Metropolitan avenue, south side, 23.50 ft. west of 70th road (Block 3894, Lot 39), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II to consider rear extension, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

25-48-A—Vol. II

APPLICANT—Ingram S. Carner, for Leslie F. Black, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider rear extension—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—99-20 Metropolitan avenue southwest corner of 70th road (Block 3894, Lot 40), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II to consider rear extension, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

306-49-A—Vol. III

APPLICANT—DeRose and Cavalieri, for Frank Valente owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider new decision—re Application filed pursuant to section 310 of the Multiple Dwelling Law for a variation of the provisions of sections 102 and 231 of the Multiple Dwelling Law as to second means of egress, as cited in a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—320 West End avenue and 25 West 75th street, northeast corner (Block 1167, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Cavalieri.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Appeal reopened as Vol. III to consider new decision, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

128-51-A

APPLICANT—Otto J. Sambach, for J. Rosenberg and Sons, Inc., owners.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—58-64 Townsend street, south side, 200 ft. east of Gardner avenue (Block 2802, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

592-51-A

APPLICANT—James Whitford, Jr., for Mariners Harbor Baptist Church, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—233 Westcott boulevard and 122 Chandler avenue, southeast corner (Block 375, Lot 1), Westerleigh, Borough of Richmond.

APPEARANCES—

For Applicant: William E. Roehrig.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn at request of applicant, to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

31-50-A

APPLICANT—Keogh, Brennan and Maged, for Cunningham Oaks, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—215-04, 215-06, 215-10 and 215-12 69th avenue; 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 and 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Thomas S. Keogh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 11, 1951, 2 P.M. for inspection and decision without further argument.

182-51-A

APPLICANT—Moritz Simon, for Franklin Center Realty Company, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—138-140 Center street, east side, 73.4 ft. north of White street (Block 198, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to November 14, 1951, at 2 P.M.; applicant to be notified.

ZONING APPLICATIONS.

1-27-BZ—Vol. II

APPLICANT—Charles Pheffer, for Intershire Investors, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, for a term of twenty years, permitting in a business use district, the alteration and permanent use of a gasoline service station.

PREMISES AFFECTED—1124 Gunhill road, south side, from Yates avenue to Boston road (Block 4615, Lot 36), Borough of The Bronx.

APPEARANCES—

For Applicant: Frank A. Amuso.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1-27-BZ—Vol. II)

WHEREAS, this application, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, affecting premises 1124 Gunhill road, south side, from Yates avenue to Boston road (Block 4615, Lot 36), Borough of The Bronx, was granted by the Board, as Vol. I, March 15, 1927, on certain conditions; and

WHEREAS, the term of variance was extended from time to time until July 14, 1933; and

WHEREAS, this application under section 21 of the zoning resolution was granted by the Board, as Vol. II, January 21, 1936, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended October 24, 1950; and

WHEREAS, time to obtain permits, file plans and complete the work was extended from time to time and last extended October 24, 1950; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements were approved October 24, 1950; and

WHEREAS, the resolution was amended under section 7i, October 24, 1950; and

WHEREAS, the applicant requested a further extension of time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 21, 1936, as thereafter *amended* by resolutions adopted through October 24, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by the applicant that the work has been substantially completed, that all permits and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. App. 456/35)."

MINUTES

229-29-BZ—Vol. II

APPLICANT—Julius S. Rapson, for Harry J. Hoeckle, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the extension and rebuilding of an existing gasoline service station and office.

PREMISES AFFECTED—245-19 South Conduit boulevard, south side, 109.75 ft. east of Francis Lewis Boulevard (Block 13615, Lots 5 and 9), Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Francis J. Caron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (229-29-BZ—Vol. II)

WHEREAS, this application under section 7g of the zoning resolution, permitting in a business use district the erection and maintenance of a gasoline service station, affecting premises north side, of 245th street, 100 ft. east of Cross Island boulevard, Rosedale, Borough of Queens, was granted by the Board as Vol. I, July 23, 1929 on certain conditions, and the resolution amended November 13, 1935; and

WHEREAS, an application under section 7f of the zoning resolution, to permit in a business use district the extension and erection and maintenance of a new building for an existing gasoline service station to be used for gasoline sales, service station and office, affecting premises 245-19 South Conduit boulevard, south side, 109.75 ft. east of Francis Lewis boulevard, (Block 13615, Lots 5 and 9), Rosedale, Borough of Queens, was granted by the Board as Vol. II, February 25, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended September 21, 1948 and November 9, 1949; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1947, as *amended* by resolution adopted through November 9, 1949, by adding thereto:

“... that the existing gasoline pumps, as incorrectly placed on the lot, may be continued in the present position as indicated on plan marked “Received November 5, 1951,” on condition that if and when South Conduit avenue is constructed by the City the pumps shall be moved back so as to be in accordance with the requirements of the resolution as adopted February 25, 1947 (N.B. Applic. 886-40).”

654-41-BZ

APPLICANT—Max Horn, for Nessim Heffez, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of two years.

PREMISES AFFECTED—106-116 Beach 87th street, northeast corner of Ocean drive (Shore Front Parkway); (Block 662, Lot 5), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Mrs. Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (654-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 106-116 Beach 87th street, northeast corner of Ocean drive (now known as Shore Front parkway); (Block 662, Lot 5), Rockaway Beach, Borough of Queens, was granted by the Board August 6, 1941, on certain conditions; and

WHEREAS, the term of variance was extended September 14, 1943, September 25, 1945, September 23, 1947 and October 25, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on August 6, 1941, as thereafter *amended* by resolutions adopted through October 25, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... granted under section 7, subdivision h, for a term of two (2) years from the date of this *amended* resolution, to permit ... that other than as herein *amended*, the resolution adopted on August 6, 1941, shall be complied with in all respects and that a new certificate of occupancy shall be obtained. (Misc. Applic. 5614-41).”

291-47-BZ

APPLICANT—George Angelastro, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, permitting in a business use district, the change of occupancy from garage for four trucks, greasing, battery service and auto laundry, to motor vehicle repair shop, brake testing, machine shop and lubrication.

PREMISES AFFECTED—519-521 Remsen avenue, east side, 340 ft. north of Church avenue (Block 4687, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Angelastro.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (291-47-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from garage for four (4) trucks,

MINUTES

greasing, battery service and auto laundry to motor vehicle repair shop, brake testing, machine shop and lubritorium, affecting premises 519 to 521 Remsen avenue, east side, 340 ft. north of Church avenue (Block 4687, Lot 29), Borough of Brooklyn, was granted by the Board October 15, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended January 20, 1948, May 25, 1948 and September 28, 1948; and

WHEREAS, the term of variance was extended November 1, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 15, 1947, as thereafter amended by resolution adopted through November 1, 1949, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7, subdivisions c and i for a term of (5) years from the date of this amended resolution; that other than as herein amended the resolution adopted on October 15, 1947, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained after inspection of the premises has been made by the borough superintendent to check compliance with the resolution (Alt. 4719/46)."

666-49-BZ

APPLICANT—Paul Friedman, for Prospect Park Jewish Center, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a building (Jewish Center), using more than the area permitted.

PREMISES AFFECTED—157-161 (153-155 displayed) Ocean avenue, east side, 468 ft. 11 in. south of Lincoln road (Block 5026, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (666-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in residence and business use, C area districts, the erection and maintenance of a building (Jewish Center) using more than the area permitted, affecting premises 157 to 161 (153-155 displayed) Ocean avenue, east side, 468 ft. 11 in. south of Lincoln road (Block 5026, Lot 20), Borough of Brooklyn was granted by the Board December 6, 1949, on certain conditions; and

WHEREAS, time to complete was extended November 14, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 13, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that the work has been substantially completed, that all permits

shall be obtained and all work completed and a certificate of occupancy obtained within six (6) months from the date of this amended resolution (N.B. 1529-48)."

687-49-BZ

APPLICANT—Carl H. Salminen, for Village Chevrolet Company, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i, 7e and 7h of the zoning resolution, permitting partly in retail use and partly in residence use districts, the erection and maintenance of a building for automobile showroom, motor vehicle repair shop, wheel alignment, brake testing, lubrication, car washing, paint and spray shop, parts department, office, sale of auto accessories and used car lot on easterly portion of plot and, in rear, the parking of patrons' motor vehicles, waiting to be serviced.

PREMISES AFFECTED—222-22 Jamaica avenue, south side, 102.41 ft. east of 222nd street (Block 10813, Lot 5), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (687-49-BZ)

WHEREAS, this application under sections 7c, 7i, 7e and 7h of the zoning resolution, to permit on a plot located partly in a retail use and partly in a residence use district, the erection and maintenance of a building to be used for automobile showroom, motor vehicle repair shop, wheel alignment, brake testing, lubrication, car washing, paint and spray shop, metal body shop, parts department, office, sale of auto accessories, used car lot of the easterly portion of the plot, and parking in the rear, of patrons' motor vehicles waiting to be served, affecting premises 222-22 Jamaica avenue, south side, 102.41 ft. east of 222nd street (Block 10813, Lot 5), Queens Village, Borough of Queens was granted by the Board December 6, 1949, on certain conditions; and

WHEREAS, the resolution was amended April 25, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 6, 1949, as amended by resolution adopted on April 25, 1950, by adding thereto:

"... that in connection with the motor vehicle repairing as herein permitted under section 7i, requiring the work to be done manually by hand tools and also permitting wheel adjustment, greasing and other similar services, there may also be permitted the use of one oxy-acetylene torch to be used for welding purposes in connection with such repairing and permitting the use therewith of one 112 cu. ft. oxygene tank and one 110 ft. acetylene tank; that the welding torch used in connection with this equipment shall be of a type as approved by the Board; that the work on chassis and fenders shall be of a minor type and not collision work or heavy repairs (N.B. 5050-49)."

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MINUTES

746-49-BZ

APPLICANT—Leo Kornblath, for Carolyn Z. Koch, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, to permit in a business use district, the change in occupancy from car salesroom, five-car garage and stores, to motor vehicle repair shop, five car garage and stores.

PREMISES AFFECTED—4423-4429 Broadway, west side, 158 ft. 9¾ in. south of West 190th street (Block 2180, Lot 488), Borough of Manhattan.

APPEARANCES—

For Applicant: Leo Kornblath.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (746-49-BZ)

WHEREAS, this application under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from car salesroom, five-car garage and stores to motor vehicle repair shop, five-car garage and stores affecting premises 4423 to 4429 Broadway, west side, 158 ft. 9¾ in. south of West 190th street (Block 2180, Lot 488), Borough of Manhattan was granted by the Board December 20, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 20, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under section 7, subdivision i for a term of two (2) years from the date of this *amended* resolution, to permit. . . . ;

that other than as herein *amended*, the resolution adopted on December 20, 1949; shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (Alt. App. 1552/49)."

276-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis F. X. Santangelo, owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles (previously denied).

PREMISES AFFECTED—38-42 Henry street, south side 339 ft. west of Market avenue (Block 277, Lots 37 and 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application as Vol. II to consider new proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative

1113-48-BZ

APPLICANT—Charles M. Spindler, for Anne Adelman owner.

SUBJECT—Application for consideration—reopening and consideration of amendment—re Application (decision of the borough superintendent) previously granted on condition under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop with exits, entrances and show windows beyond the permitted distance from the intersection.

PREMISES AFFECTED—250-01 to 250-19 Jamaica avenue, north side, from 250th to 251st streets, 89-30 to 89-39 250th street and 89-94 to 89-32 251st street (Block 8667, Lot 1), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application placed on reserve calendar for applicant to report as to compliance with resolution adopted by the Board on March 28, 1950.

THE VOTE TO PLACE APPLICATION ON RESERVE CALENDAR—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, Chief Clerk

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WHitehall 3-3600

OFFICE HOURS FOR PUBLIC— 9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

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Remaining Minutes will be printed in the Bulletin of November 27, 1951.)

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official, either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases filed up to November 13, 1951

Cal. No. Dept. Premises Affected

719-51-A—F.D.—275 Kingston avenue, southeast corner of Lincoln place (1st and 2nd floors); (Block 1265, Lot 11), Borough of Brooklyn, Decision re 31593 LC.

720-51-BZ—H.B.Q.—50-20 Overbrook street, west side, 164 ft. south of Van Zandt avenue (Block 8201, Lot 15), Douglaston, Borough of Queens, N.B. 2832-51.

721-51-BZ—H.B.B.—9715-9725 Ditmas avenue and 722-732 East 98th street, northwest corner (Block 8115, Lots 1 and 3), Borough of Brooklyn, N.B. 1182-51.

722-51-BZ—H.B.Bx.—Entire block bounded by Gun Hill road, Eastchester road, Given square and Adeo avenue (Block 4783, Lot 1), Borough of The Bronx, N.B. 884-51.

723-51-A—H.B.Bx.—5050 Iselin avenue, southeast corner of Delafield avenue (Block 3415-T, Lot 1), Borough of The Bronx, Alt. 913-51.

724-51-A—H.B.B.—452 Pennsylvania avenue and 658 Dumont avenue, southwest corner (Block 3805, Lot 26), Borough of Brooklyn, Alt. 3073-51.

725-51-A—H.B.Q.—109-45 Francis Lewis boulevard and 206-01 Hollis avenue, northeast corner (Block 10913, Lot 33), Bellaire, Borough of Queens (under section 35 of the General City Law re bed of mapped street—proposed widening of Francis Lewis boulevard), N.B. 3273-51.

726-51-A—H.B.M.—623 Park avenue and 101 East 65th street, northeast corner (5th, 6th and 9th floors); (Block 1400, Lot 1), Borough of Manhattan, Amendment to Alt. 186-50.

727-51-A—F.D.—455 East 14th street, north side, 187 ft. 8 in. east of 1st avenue and 167 ft. north of 14th street (cellar); (building #11—Stuyvesant Town); (Block 972, Lot 1), Borough of Manhattan, Order No. 86539 LC.

728-51-A—F.D.—442-450 East 20th street, south side, 187 ft. 8 in. east of 1st avenue and 164 ft. south of 20th street (cellar; (building #4—Stuyvesant Town); (Block 972, Lot 1), Borough of Manhattan, Order No. 86540 LC.

729-51-A—F.D.—622 East 20th street, south side, 167 ft. 6 in. west of Franklin D. Roosevelt drive and 164 ft. south of 20th street (cellar); (Block 972, Lot 1); (building #26—Stuyvesant Town), Borough of Manhattan, Order No. 86536 LC.

730-51-A—H.B.B.—238-240 Corbin place, west side, 470 ft. north of Esplanade (Block 7516, Lot 260), Borough of Brooklyn, N.B. 1139-51.

731-51-A—H.B.B.—9902 Avenue D, southeast corner of East 99th street (Block 8132, Lot 36), Borough of Brooklyn, Alt. 2986-50.

732-51-BZ—H.B.B.—1151-1157 Utica avenue and 5001-5011 Clarendon road, northeast corner (Block 4761, Lots 37 and 39), Borough of Brooklyn, N.B. 1027-51.

733-51-BZ—H.B.B.—736-738 Coney Island avenue, west side, 160 ft. 5 in. north of Cortelyou road and 373-375 East 9th street (Block 5378, Lot 36), Borough of Brooklyn, Alt. 2875-51.

734-51-A—H.B.B.—736-738 Coney Island avenue, west side, 160 ft. 5 in. north of Cortelyou road and 373-375 East 9th street (Block 5378, Lot 36), Borough of Brooklyn, Alt. 2875-51.

735-51-SM—Alumi-Cooustic (method of support for non-combustible fiberglass acoustical tile and board), manufactured by Cupples Products Corp., Material.

736-51-BZ—H.B.Q.—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner (Block 5016, Lot 18), Flushing, Borough of Queens, N.B. 5645-51.

737-51-SM—Zonolite Acoustical Plastic (applied as a finish to interior surfaces to absorb sound), manufactured by Zonolite Company, Material.

738-51-BZ—H.B.Q.—246-17 52nd avenue, north side, 100 ft. east of Overbrook street (Block 8210, Lot 37), Douglaston, Borough of Queens, N.B. 2766-51.

739-51-A—H.B.M.—344 Bowery, west side, 26 ft. 4 in. south of Great Jones street (cellar, 2nd, 3rd, 4th, 5th and 6th floors); (Block 530, Lot 34), Borough of Manhattan, Alt. 1332-51.

740-51-BZ—H.B.Q.—147-03 175th street, southeast corner of 147th avenue (Block 13376, Lot 1), South Ozone Park, Borough of Queens, N.B. 5835-51.

741-51-BZ—H.B.M.—351-353 1st avenue, west side, 54 ft. north of East 20th street and 355-357 East 20th street, north side, 60 ft. west of 1st avenue (Block 926, Lots 38 and 39), Borough of Manhattan, Alt. 1458-51.

Restored to Docket

491-31-SA—Vol. V—Perfection Oil Space Heaters, Models 3173 (3171); 3172 (3170); 3159 (3157); 3158 (3156); 3146 (3145); 3151 (3150) and 2132 (2130); (reopened November 14, 1951 re change in model numbers), manufactured by Perfection Stove Company, Appliance.

779-38-SM—Vol. III—Martin and Schwartz Gasoline Dispensing Pumps, Model 70, Series 2F, arm pump and Model 70, Series 21, industrial pump (previously approved re M and S Computing Gasoline Pump, Model 70), manufactured by Martin and Schwartz, Inc., Material.

486-39-SM—USG Sheetrock and Samson Wallboard (reopened re change in form of face of board), manufactured by United States Gypsum Co., Material.

449-48-SM—Vol. II—Permalite Concrete Fire Unit (curtain wall, backing fire stairs, elevator enclosures); (re

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opened re proposed change to limit use to interior portions only), manufactured by Great Lakes Carbon Corp., Material.

925-50-BZ—Vol. II—H.B.Bx.—5695 Broadway and 234 West 234th street, southwest corner (Block 3405, Lots 35, 37, 39, 41, 43 and 45), Borough of The Bronx, Amendment to N.B. 1018-51.

DESIGNATIONS: H.B.—Department of Housing and Buildings; I.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	Apr. 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July 31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	Mar. 13, 1951—Vol. 36, No. 11A
Fire Drill Rules	July 24, 1951—Vol. 36, No. 30
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Mar. 13, 1951—Vol. 36, No. 11
Fire Retarding Rules for Garages, etc.	June 26, 1951—Vol. 36, No. 26
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Feb. 27, 1951—Vol. 36, No. 9A
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Highway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Oct. 25, 1949—Vol. 34, No. 43A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	July 24, 1951—Vol. 36, No. 30A
Opening Protective Assemblies, Rules for Inspection of	Sept. 18, 1951—Vol. 36, No. 38
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Pumping Rules	Aug. 3, 1937—Vol. 22, No. 31
Pumping Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Jan. 16, 1951—Vol. 36, No. 3
Procedure Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 13, 1951—Vol. 36, No. 11A
Staining and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Underpipe, Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Fire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System. Chap. 19....Mar. 27, 1951—Vol. 36, No. 13A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, p. 25A.

NOVEMBER 20, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 20, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

925-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, appli-

cant, on behalf of Attilio Bonassin, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubrication and accessory sales; premises 3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

201-51-BZ—Application, February 2, 1951, under sections 7f and 7i of the zoning resolution, of Samuel Juster, applicant, on behalf of David D. Cantor, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubrication, accessories, motor vehicle repairs and office for a term of fifteen years; premises 1585-1611 Ralph avenue and 6001-6005 Farragut road, northeast corner and 512-534 East 78th street (Block 7956, Lot 1), Borough of Brooklyn.

354-45-BZ—Vol. II—Reopened September 18, 1951—for consideration as to new proposal—re Application of Lama, Proskauer and Prober, applicants, on behalf of L. and R. Realty Co., Inc., owner, under section 7c of the zoning resolution, to permit partly in a business use and partly in a residence use district, the proposed change in occupancy from public garage, office and gas station to factory use, using more than the permitted area for manufacturing use; premises 341-347 Reid avenue and 63-79 Marion street, northeast corner (Block 1692, Lot 1), Borough of Brooklyn.

1051-21-BZ—Reopened June 5, 1951 as Volume II—Application, May 21, 1951, under sections 7c, 7e and 7f of the zoning resolution of Anthony T. Nappi, for Mary Nappi, owner, to permit in a residence and business use district, the additional use of a gasoline service station, auto washing, lubrication, sale of auto accessories and office; and the parking of motor vehicles waiting to be serviced—to existing garage for more than five motor vehicles and motor vehicle repair shop; premises 1820-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

413-49-BZ—Reopened June 19, 1951 as Volume II—Application, June 19, 1951, under section 7c of the zoning resolution of Schuman and Lichenstein, for 119-20 Corporation, owner (Rogers Drug Co., lessee), to permit in a residence and local retail use district, the extension of existing building for loading area with an entrance through residence use portion of plot; premises 119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), Jamaica, Borough of Queens.

109-34-BZ—Reopened February 14, 1951 as Volume II—Application, January 30, 1951, under section 7i of the zoning resolution of Morton S. Cahn, for Louis Feinstein, owner, to permit in a business use district, the addition of motor vehicle repairing to existing gasoline service station, sales and auto accessories, greasing, auto laundry, and office; and the parking for ten cars; premises 64-40 Myrtle avenue and 72-02 Cypress Hills street, southwest corner (Block 3594, Lot 7), Glendale, Borough of Queens.

554-51-BZ—Application, August 3, 1951, under sections 7c, 7h and 21 of the zoning resolution, of Lehman and Fitzsimons, for Roland Realty and Construction Corporation, owner, to permit in the local retail use, C area district portion of plot, the maintenance of existing building by the conversion of loading areas to store areas constituting an extension of use into residence use district and makes the coverage more than is permitted; and to permit the parking of automobiles in the residence use portion of plot for patrons and employees—no fee to be charged; premises 138-18 to 138-38 Northern boulevard, south side, 150.38 ft. east of Union street (Block 5010, Lot 28), Flushing, Borough of Queens.

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627-51-BZ—Application, September 13, 1951, under sections 7e, 7f, 7h and 7i, of the zoning resolution of Paul Friedman, for Benson Chevrolet, Inc., owner (General Outdoor Advertising Co., lessee), to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop incident to authorized automobile dealer's use, including a non-storage garage for more than five, but not more than seventy motor vehicles; an automobile showroom for authorized automobile dealer; storage sale and display of more than five but not more than twenty-five used motor vehicles; free parking of more than five but less than thirty motor vehicles for patrons and employees only, office, conference room and storage of bulk auto parts; with a roof sign not in conformity with Zoning Resolution; premises 1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (Block 6341, Lot 30), Borough of Brooklyn.

628-51-A—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (mezzanine); (Block 6341, Lot 30), Borough of Brooklyn.

559-47-BZ—Reopened April 10, 1951 as Volume II—Application, March 12, 1951, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober on behalf of Abe Messinger, owner (Ace Automobile Sales Co., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; premises 1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn.

415-50-BZ—Application, June 14, 1950, under section 7h of the zoning resolution, of Joseph A. Doyle, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

166-20-BZ—Reopened May 22, 1951 as Vol. II—Application April 7, 1951, under sections 7c, 7e and 7i of the zoning resolution of George L. Bosquet, applicant on behalf of George F. Rohe, owner (Bay Motors, lessee), to permit in a residence and business use district, the addition of showroom and motor vehicle repair shop to existing non-storage garage for more than five motor vehicles and gasoline service station; premises 209-30 Northern boulevard, south side, 200 ft. east of Oceania street (Block 7309, Lots 13 and 47), Bayside, Borough of Queens.

426-51-BZ—Application June 1, 1951, under sections 7c, 7A and 21 of the zoning resolution of Sidney Daub, applicant on behalf of Level Realty Corp., owner (Alexander's Department Stores, Inc., lessee), to permit in a residence use, B area district, the change in occupancy from residence use to commercial use in conjunction with adjoining store, using more than the permitted area, with an entrance more than the permitted distance from intersection; premises 2520 Creston avenue, east side, 276.42 ft. north of East 190th street (Block 3167, Lot 22), Borough of The Bronx.

427-51-A—2520 Creston avenue, east side, 276.42 ft. north of East 190th street (Block 3167, Lot 22), Borough of The Bronx.

282-49-A—Vol. II—60 Broadway, southeast corner of Wythe avenue (2nd floor, Gretsck Building No. 4); (Block 2130, Lot 5), Borough of Brooklyn.

7-44-BZ—Reopened October 23, 1951—for consideration as to extension of time to complete—re Application of B. J. Farrell, for Department of Public Works, owner, under section 21 of the zoning resolution, to permit in a

residence use, E and F area district and also one-half and one times height district, the erection and maintenance of a building, accessory to a hospital group, not complying with the one-half times height, F area setback from street lines and F area coverage and floor area requirements of the zoning resolution; premises 161-25 Grand Central parkway, north side, from 161st street to 164th street (Block 6858, Lot 1), Jamaica, Borough of Queens.

448-48-BZ—Reopened October 23, 1951—for consideration as to extension of time to complete—re Application of Henry Nordheim, applicant on behalf of Rosina S. Maute, owner, under section 7e of the zoning resolution, to permit in a residence use district, for a term of years, the change in occupancy from clubhouse to factory; premises 290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

597-44-BZ—Vol. II—Reopened July 17, 1951 as Volume II—Application, June 12, 1951, under sections 7c and 7h, of the zoning resolution of Lama, Proskauer and Prober, applicant, for Ben Portnoy, owner, to permit in the residence use portion of a lot located in a residence and unrestricted use district the parking and storage of motor vehicles; premises 2987-2997 Atlantic avenue and 205-221 Elton street, northeast corner (Block 3955, Lot 48), Borough of Brooklyn.

100-48-BZ—Vol. II—Reopened July 10, 1951 as Volume II—Application, September 11, 1950, under sections 7c and 7i, of the zoning resolution of Henry Nordheim, applicant, for John H. Bush, owner, to permit in a business use district the conversion of a building on plot into a motor vehicle repair shop; premises 1933-1959 Webster avenue, 1876-1892 Valentine avenue and 350-360 East 178th street, south side, from Valentine to Webster avenues (Block 2815, Lot 1), Borough of The Bronx.

319-51-BZ—Application, April 17, 1951, under section 21 of the zoning resolution of Charles Abrahams, applicant for Max Engel and Louis Pelzig, owners, to permit in an unrestricted use, C area district, the extension of existing building using more than the area permitted; premises 188-204 Dupont street, south side, 100 ft. east of Oakland street (Block 2497, Lots 10, 11, 12, 13 and 14) Borough of Brooklyn

348-51-BZ—Application, May 2, 1951, under sections 7c and 7i of the zoning resolution of Oswald Fischer, applicant, for Carlo Castoro and Frank Macchia, owners, to permit in a business use district the reconstruction and extension of existing gasoline service station, lubritorium, motor vehicle repairs and sale and storage of accessories with a curb cut more than the permitted distance from intersection; premises 88-20 to 88-24 Astoria boulevard southwest corner of 89th street (Block 1362, Lots 1 and 10), Jackson Heights, Borough of Queens.

392-51-BZ—Application, May 25, 1951, under section 7c of the zoning resolution of Burke, Morrison and Green applicant, for R. Stutzmann and Son, Inc., owner, to permit the extension of existing business use (funeral chapels) in the retail use district portion of lot to be extended into the residence use portion of the lot; premises 224-39 Jamaica avenue, north side, 174.87 ft. east of 224th street (Block 10743, Lot 110), Queens Village, Borough of Queens.

393-51-A—224-39 Jamaica avenue, north side, 174.87 ft. east of 224th street (Block 10743, Lot 110), Queens Village, Borough of Queens.

413-51-BZ—Application, June 12, 1951, under section 7c of the zoning resolution of Joseph Lau, applicant, for M. Brand and Sons, Inc., owner, to permit on the unbuilt

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upon portion of a plot located in a residence use district the parking and storage of motor vehicles, for a term of five years; premises 411-417 East 48th Street, north side, 135 ft. east of 1st avenue and 410-412 East 49th street (Block 1360, Lot 8), Borough of Manhattan.

538-51-BZ—Application, August 1, 1951, under section 7e of the zoning resolution of James E. Casale, applicant, for Ambrose Day, owner, to permit in a residence use district the change in occupancy from residence use to a commercial building (offices); premises 135 East 36th street, northwest corner of Lexington avenue (Block 892, Lot 19), Borough of Manhattan.

539-51-A—135 East 36th street, northwest corner of Lexington avenue (5th floor); (Block 892, Lot 19), Borough of Manhattan.

588-51-BZ—Application, August 7, 1951, under section 7c of the zoning resolution of Howard H. Snyder, applicant, for Hotel St. George Corp., owner, to permit in the residence use district portion of a plot located in a residence and business use district a business use (photographer's studio); premises entire block bounded by Clark, Hicks, Pineapple and Henry streets, 41-69 Clark street, 92-100 Henry street, 46-82 Pineapple street and 101-121 Hicks street (Block 231, Lot 1), Borough of Brooklyn.

601-51-BZ—Application August 24, 1951, under sections 7f, 7i, 7A and 7h of the zoning resolution of Lama, Proskauer and Prober, applicant, for Halding Development Corp., owner, to permit in a business use district the construction and maintenance of a gasoline service station, lubricatorium, auto laundry, storage and sale of accessories, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, with an entrance more than the permitted distance from intersection; premises 162-01 to 162-09 43rd avenue and 42-39 to 42-47 162nd street, Northeast corner (Block 5393, Lot 1), Flushing, Borough of Queens.

71-51-A—5002-5014 14th avenue, southwest corner of 10th street (1st and 2nd floors); (Block 5649, Lot 38), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 20, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 20, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

54-51-SA—Hoyt Gas Fired Laundry Drying Tumbler—Model GFD (Gas Fired DeLuxe).

58-51-SM—"Eraydo Alloy" Zinc Cavity Wall Tile—Model 148-EA.

59-51-SA—Stop-Fire Automatic Ceiling Type Fire Extinguisher—Model SP-30.

61-51-A—162-164 West 48th street, south side, 140 ft. east of 7th avenue (2nd, 3rd and 4th floors); (Block 200, Lots 58 and 158), Borough of Manhattan.

62-51-A—38 Renwick street, east side, 125 ft. south of Spring street (Block 594, Lot 71), Borough of Manhattan.

65-50-A—43-04 Marathon Parkway (249th street), southwest corner of 43rd avenue (Block 10666 (8118), Lot 6), Little Neck, Borough of Queens.

69-51-A—61-43 Borden avenue, north side, 138.19 ft. east of 64th street (attic floor); (Block 2366, Lot 51), Bayside, Borough of Queens.

641-51-A—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue (Block 1220, Lot 63), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 27, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 27, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

296-32-BZ—Reopened July 17, 1951 as Volume IV—Application, November 15, 1950, under sections 7e, 7f and 7A of the zoning resolution of Paul Friedman, for Kings Bay Realty Corporation, owner (Irving Saltz and Edmund Papano, lessees); (conditional vendee; Regal Properties, Inc.), to permit in the business use district portion of a plot partly in a residence use district, and partly in a business use district, for a term of ten years, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, office and sale of accessories with curb cuts and sign more than the permitted distance from the intersection; premises 115-123 Kings Highway, and 1626-1640 Stillwell avenue, northwest corner (Block 6253, Lot 21), Borough of Brooklyn.

410-51-BZ—Application, June 11, 1951, under section 7e of the zoning resolution of Robert J. Farrington, for Gertrude Waxenbaum, owner, to permit in a residence use district, the change in occupancy from club and one family dwelling to funeral home; premises 1011 Pelham Parkway, northeast corner of Esplanade (Westchester); (Block 4365, Lot 5), Borough of The Bronx.

226-41-BZ—Reopened July 24, 1951 as Volume II—Application, July 18, 1951, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, for Joseph T. Donohue, owner, to permit in a residence use, B area district, the extension of one story altered building, for use as a store, using more than the area permitted; premises 60-62 East 86th street, south side, 134 ft. 5 1/3 in. east of Madison avenue (Block 1497, Lots 48 and 48 1/2), Borough of Manhattan.

460-51-BZ—Application, June 21, 1951, under sections 7f, 7i and 7h of the zoning resolution, of Henry George Greene, for Jerry I. Kaufman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, sale of accessories, lubricatorium, car washing, motor vehicle repairs, and office; and to permit the parking and storage of more than five motor vehicles; premises Northwest corner East 162nd street and Park avenue, also northeast corner East 162nd street and Teller avenue (Block 2422, Lot 59), Borough of The Bronx.

815-26-BZ—Reopened May 22, 1951 as Volume III—Application, May 2, 1951, under section 7i of the zoning resolution of Robert Gottlieb, for 450 Southern Boulevard Realty Corporation, owner, to permit in a business and unrestricted use district, the change in occupancy from trade school to motor vehicle, body and fender repair shop; premises 450 Southern boulevard, west side, 66 ft. north of East 145th street and 825 East 145th street (Block 2600, Lot 28), Borough of The Bronx.

433-29-BZ—Reopened June 5, 1951 as Vol. III—Application, May 4, 1951, under sections 7i and 21 of the zoning resolution of Lama, Proskauer and Prober, for Sol Linchitz, owner (Richard Motors, lessee), to permit in a business use, C area district, the extension of existing building using more than the area permitted and the addition of touch up painting and spraying to existing motor vehicle repair shop, wheel alignment, brake-testing and lubrication; premises 807-817 East

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New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue (Block 1429, Lots 56, 59, 60 and 61), Borough of Brooklyn.

472-37-BZ—Reopened April 10, 1951 as Volume III—Application, March 12, 1951, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, for Salvatore Castagna, owner (Volpe Brothers, lessee), to permit in a residence use, D area district, the erection and maintenance of a storage garage for more than five motor vehicles, lubritorium, auto laundry, motor vehicle repair shop and office, using more than the area permitted, on plot with an existing gasoline service station, lubritorium, car washing and office; premises 178-198 28th avenue and 2765-2773 Cropsey avenue, northeast corner (Block 6915, Lots 42, 49, 51 and 151), Borough of Brooklyn.

407-51-BZ—Application, May 22, 1951, under sections 21 and 19b of the zoning resolution, of J. Herbert Burmeister, applicant, on behalf of Lana Development Corp., owner, to permit in a residence use, D area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the Zoning Resolution as to rear yards and with parking and garage spaces as calculated for the development as a unit instead of individual buildings; premises 182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens.

408-51-A—182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens.

508-51-BZ—Application, July 20, 1951, under sections 7c and 21 of the zoning resolution, of E. J. Cappello, applicant, for John B. Brennan, owner, to permit in residence use, G1 area district, the change in occupancy from one family dwelling to two family dwelling, and the erection of an extension nearer to lot line than is permitted; premises 41-12 170th street, west side, 87 ft. south of 41st avenue (Block 5346, Lot 31), Flushing, Borough of Queens.

590-51-BZ—Application, August 15, 1951, under sections 7c and 7e of the zoning resolution, of Samuel A. Hertz, applicant, for Rosirv Realty Corp., owner (Rachel Horowitz, lessee), to permit in the residence use district portion of a lot located in a residence and business use district, a curb cut and driveway to be used by existing hardware store for loading and unloading; and to permit the existing wooden shed over rear yard in residence and business use district portion to remain; premises 4309 Broadway, west side, 37 ft. 3⅞ in. south of West 184th street and 710 West 184th street (Block 2180, Lots 114 and 115), Borough of Manhattan.

591-51-A—4309 Broadway, west side, 37 ft. 3⅞ in. south of West 184th street and 710 West 184th street (1st floor, shed at rear and balcony); (Block 2180, Lots 114 and 115), Borough of Manhattan.

90-42-BZ—Reopened July 24, 1951 as Volume II—Application, June 28, 1951, under sections 7f, 7i and 7h of the zoning resolution of Henry George Greene, for Abraham Rubinstein, owner, to permit in a business dis-

trict, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises West side of Edward L. Grant Highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx.

364-51-BZ—Application May 25, 1951, under section 7e of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Foreland Realty Corp., owner, to permit in a residence use district, the erection of business signs, for a term of years; premises 35-02 to 35-14 Crescent street, southwest corner of 35th avenue (Block 338, Lot 26), Long Island City, Borough of Queens.

272-49-BZ—Reopened October 30, 1951—for consideration as to extension of term of variance—re Application of Joseph B. Klein, applicant, on behalf of Celestino Boggia Ricotto, owner, under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than five motor vehicles; premises 5-7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49 and 51), Borough of Manhattan.

458-38-BZ—Reopened January 9, 1951 as Volume II—Application, December 12, 1950, under sections 7e, 7h and 21, of the zoning resolution of Henry Nordheim, applicant, for Frank Memola, owner, to permit in a residence use district, the addition of parking and storage of motor vehicles to existing car washing and greasing (lubritorium); premises 1800 Cross Bronx expressway and 1376 Beach avenue, southeast corner (Block 3881, Lot 11), Borough of The Bronx.

438-39-BZ—Reopened July 17, 1951 as Volume III—Application, June 27, 1951, under sections 7c and 7f, of the zoning resolution of Lama, Proskauer and Prober, applicants, for Fannie Wolf, owner, to permit in a business use district, the extension in use and area of existing gasoline service station, lubritorium, auto laundry and store, to include motor vehicle repair shop; premises 4312-4318 Church avenue, south side, 40 ft. 8 in. west of Troy avenue (Block 4897, Lots 7 and 10), Borough of Brooklyn.

1002-40-BZ—Reopened October 3, 1951 as Volume II—Application, August 6, 1951, under section 7i, of the zoning resolution of David Weinberg, applicant, for Harold Swain, owner (Alamac Motors, lessee), to permit in a business use district, the extension of existing motor vehicle repair shop to adjoining building presently used as a motor vehicle show room, for a term of five years; premises 1546-1552 Jerome avenue, east side 241.79 ft. south of East Mt. Eden avenue (Block 2846, Lot 21—formerly Lots 23, 24, 25 and part of Lots 26 and 26), Borough of The Bronx.

822-45-BZ—Reopened September 27, 1949 as Volume I—Application, August 15, 1947, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, for Max Blatman, owner, to permit in a business use district, the change in occupancy from public market to laundry (curtain cleaning business); (previously denied by the Board); premises 1573-1575 McDonald avenue, east side, 140 ft. north of Avenue N (Block 6564, Lot 58), Borough of Brooklyn.

229-49-BZ—Reopened September 11, 1951 as Volume I—Application, July 2, 1951, under 7h of the zoning resolution, of Joseph B. Klein, applicant, for Peter J. Feinberg, owner, (Milton Zellermyer, lessee), to permit in the residence use district portion of plot, the parking of motor vehicles for a term of years, for patrons and employees—no fee to be charged; premises 1677 Bruck-

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ner boulevard, northwest corner of Mteley avenue (Block 3721, Lots 1 and 8), Borough of The Bronx.

367-51-BZ—Application, May 9, 1951, under sections 7f and 7i of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, for Flood Oldsmobile Co., Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used as an automobile show-room, sales-room, motor vehicle repairs, auto-painting, welding, body repairs, parts storage and office; and to permit a gasoline service station, and the sale and display of used cars on open portion of lot (for franchised Oldsmobile dealer); premises 14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (Block 3659, Lot 1), Borough of Brooklyn.

368-51-A—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (2nd floor); (Block 3659, Lot 1), Borough of Brooklyn.

471-51-BZ—Application, June 15, 1951, under sections 7c and 21 of the zoning resolution, of Herman M. Cole, applicant, for Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a retail use district, the extension of existing department store with proposed relocation of fire wall and proposed fifth floor; premises 121-137 Fordham road, north side, from Creston avenue to Grand Concourse, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

472-51-A—121-137 Fordham road, north side, from Grand Concourse to Creston avenue, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

509-51-BZ—Application, September 12, 1951, under sections 21 and 7e of the zoning resolution, of Forst and Forst, applicants, for Artmar Realty Corp., owner (82-73 Res, Inc., lessee), to permit in the local retail use district portion of lot located in a residence and local retail use district, a cabaret; premises 82-73 Parsons boulevard and 158-02 to 158-10 82nd drive, southeast corner (Block 6859, Lot 14), Jamaica, Borough of Queens.

9-51-A—82-73 Parsons boulevard, southeast corner of 82nd drive (Block 6859, Lot 14), Jamaica, Borough of Queens.

33-51-BZ—Application, September 20, 1951, under section 21 of the zoning resolution, of Albert E. Wheeler, applicant for William M. Bristol, Jr., owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage nearer to the street line than is permitted, and the enclosure of an existing terrace nearer to the street line than is permitted; premises West 252nd street, north side, 218.09 ft. west of Independence avenue and 5200 Sycamore avenue (Block 3424, Lot 359), Borough of The Bronx.

09-51-A—41-43 Marion street, north side, 200 ft. west of Reid avenue (1st floor); (Block 1691, Lot 47), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 27, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 27, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

90-51-A—Foot of Kent street, 527 ft. 5½ in. west of Vest street (Block —, Lot —), Borough of Brooklyn.

489-51-A—Foot of Huron street, 643 ft. west of West street (Block —, Lot —), Borough of Brooklyn.

491-51-A—Foot of Java street, 544 ft. 1½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

237-51-A—116-162 Inlay street, west side, from Commerce to Verona streets, 111-121 Commerce street and 122-132 Verona street (1st, 5th and 6th floors); (Block 515, part of Lot 61), Borough of Brooklyn.

159-51-A—32-09 Douglaston parkway (also known as 600 West drive), northeast corner of Manor road (Block 8031, Lot 1), Douglaston, Borough of Queens.

310-51-A—8 East 63rd street, south side, 175 ft. east of 5th avenue (Block 1377, Lot 65), Borough of Manhattan.

464-15-A—1560-1562 Boone avenue, east side, 150 ft. south of 173rd street and 1565 West Farms road (1st floor); (Block 3014, Lot 15 (formerly Lot 17), Borough of The Bronx.

382-43-A—Vol. III—150 Ocean parkway, west side 395 ft. south of Caton avenue (Block 5328, Lot 30), Borough of Brooklyn.

25-48-A—Vol. II—99-20 Metropolitan avenue, southwest corner 70th road (Block 3894, Lot 40), Forest Hills, Borough of Queens.

24-48-A—Vol. II—99-18 Metropolitan avenue, south side, 23.50 ft. west of 70th road (Block 3894, Lot 39), Forest Hills, Borough of Queens.

23-48-A—Vol. II—99-16 Metropolitan avenue, south side, 43 ft. west of 70th road (Block 3894, Lot 38), Forest Hills, Borough of Queens.

184-51-A—443-445 West 22nd street, north side, 370 ft. 2¾ in. west of 9th avenue (Block 720, Lot 25), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 4, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 4, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

436-37-BZ—Reopened July 17, 1951 as Volume II—Application, June 21, 1951, under sections 7f and 7h of the zoning resolution of Henry George Greene, for Amp Auto Service, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing lubritorium, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot; premises 239-255 East 3rd street, north side, 90 ft. west of Avenue C, 292-298 East 4th street, south side, 90 ft. west of Avenue C (Block 386, Lots 32 and 33), Borough of Manhattan.

157-51-BZ—Application, February 23, 1951, under section 21 of the zoning resolution of Otto W. Kritz, for James G. O'Connor, owner, to permit in a residence use, E-1 area district, the erection and maintenance of a one-family dwelling without the required set-back from street line; premises 700 Metropolitan avenue, northwest corner

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of Thames avenue (Block 264, Lot 24), West New Brighton, Borough of Richmond.

607-51-BZ—Application, September 5, 1951, under section 7e of the zoning resolution of Lama, Proskauer & Prober, for John Pasta as *Attorney* for the Estate of Alice A. Pierce, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, storage of accessories, motor vehicle repairs and office, and to permit the parking of motor vehicles waiting to be serviced; premises 79-02 to 79-04 162nd street and 161-01 to 160-11 Union Turnpike, northwest corner and 161-02 to 161-12 79th avenue (Block 6842, Lots 16 and 18), Flushing, Borough of Queens.

655-51-BZ—Application, October 8, 1951, under section 7e of the zoning resolution, of James E. Casale, for The Brooklyn Improvement Co., owner, to permit in a residence use district, the change in occupancy from residence, to business use (offices) and residence; premises 8 East 65th street, south side, 175 ft. east of Fifth avenue (Block 1379, Lot 64), Borough of Manhattan.

687-51-BZ—Application, October 23, 1951, under section 21 of the zoning resolution of George A. Boehm, for Board of Education, City of New York, owner, to permit in a residence use, E area district, the erection and construction of addition to existing public school nearer to the street line than is permitted; premises Block bounded by Park terrace, Lindenwood avenue and School street (Block 5221, Lot 1), Great Kills, Borough of Richmond.

590-29-BZ—Reopened May 1, 1951 as Volume II—Application, April 6, 1951, under sections 7f, 7i and 7e of the zoning resolution of C. Corey Mills, for Nathan Gottesman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, and the sale and service of five used cars for a term of twenty years; premises 1032-1044 Myrtle avenue, south side, 182.4 ft. east of Sumner avenue (Block 1585, Lot 14), Borough of Brooklyn.

202-51-BZ—Application, March 26, 1951, under sections 7c and 21 of the zoning resolution, of Abraham N. Horwitz, for Joseph J. Noe, owner, to permit in a residence use, E area district, the erection and maintenance of an extension to existing factory, without the required rear yard, and nearer to the street line than is permitted; premises 1952 Mayflower avenue, east side, 120 ft. south of Wilkinson avenue (Block 4232, Lots 23 and 26), Borough of The Bronx.

276-51-BZ—Application, April 17, 1951, under section 7h of the zoning resolution, of Max Horn, for John White, owner, to permit in the residence use portion of a plot located in a residence and business use district, the parking and storage of motor vehicles for a term of years; premises 166-03, 166-15, 166-19 Baisley boulevard, north side, from 166th to 167th streets, 120-37 to 120-75 166th street and 120-48 to 120-76 167th street (Block 12382, Lots 29 and 39), Jamaica, Borough of Queens.

332-51-BZ—Application, May 8, 1951, under section 7e of the zoning resolution of Charles N. and Selig Whinston, for George J. Coker, owner, to permit in a residence use district, the change in occupancy from garage for six private cars and dwelling—to garage (for three motor vehicles), caterer's kitchen and two dwellings, for a term of twenty-five years; premises 167 East 73rd street, north side, 180 ft. east of Lexington avenue (Block 1408, Lot 27), Borough of Manhattan.

422-51-BZ—Application, June 15, 1951, under section 7h of the zoning resolution of Max Horn, for Florence Le Beau, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 120-30 to 120-40 165th street, west side,

207 ft. north of 122nd avenue and 120-23 to 120-27 164th street, east side, 240 ft. south of 120th avenue (Block 12379, Lots 18, 19, 20, 50 and 52), Jamaica, Borough of Queens.

423-51-BZ—Application, June 15, 1951, under section 7h of the zoning resolution of Max Horn, for Jeanette Raabe, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 163-11 to 163-19 122nd avenue and 120-56 to 120-60 164th street, northwest corner (Block 12378, Lots 59 and 62), Jamaica, Borough of Queens.

424-51-BZ—Application, June 15, 1951, under section 7h of the zoning resolution of Max Horn, for Joseph Sulitzky, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 120-44 to 120-54 Smith street, west side, 103.75 ft. north of 122nd avenue (Block 12379, Lots 56 and 58), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

DECEMBER 4, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, December 4, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

103-51-SM—Service Specialties Fill Box for Gasoline.

715-50-SM—United States Gypsum 2¾ Inch Long, Length Hollow Rocklath and United States Gypsum Plaster Partition.

432-51-SM—Ramset Fastening Tool Models 122 and 238.

350-51-SA—ABC Oil Burner, Model 56, marketed as Burnham Oil Burner Model 56, Homer Oil Burner, Model 56, Comfortzone Oil Burner, Model 56, Norge Heat Oil Burner, Model 56, Radiatron Oil Burner, Model 56, Rybolt Oil Burner, Model 56, Certified Oil Burner, Model 56, U. S. Solarflame Oil Burner, Model 56, Weil-McLain Oil Burner, Model 56, Cities Service Oil Burner, Model 56, Kleen Heet Oil Burner, Model 81, Fitzgibbons Oil Burner, Model 56, Kewanee Oil Burner, Model 56, Firewel Oil Burner, Model 56, Ko-A-Aire Oil Burner, Model 56, Zephyr Oil Burner, Model 56, Ingersoll Oil Burner, Model 56, Feder 1 Oil Burner, Model 56, Utica Oil Burner, Model 56, Powergil Oil Burner, Model 56, Kalamazoo Oil Burner, Model 56.

623-51-SA—Hudson Indirect Gas Heated Oven Series, 1100 (for temperatures up to 300° F.).

880-50-SA—Sec-O-Matic Dry Cleaning System—Models AH, AR, AHR.

482-51-SM—Aggolute Plasticizing Admixture for Mortar

483-51-SA—The Otis 6897C Car Door Electric Contact

573-51-A—2-14 George street and 147-163 Melrose street east side of Evergreen avenue from George to Melrose streets (Block 3156, Lots 1 to 6, 8, 10, 11, 52, 53 and 54) Borough of Brooklyn.

595-51-A—337 Richmond avenue and 167 Palmer avenue northeast corner (Block 1938, Lot 1), Port Richmond Borough of Richmond.

635-51-A—170 Lombardy street, southwest corner of Varick avenue (Block 2837, Lot 1), Borough of Brooklyn

731-48-A—990 Bedford avenue, west side, 38 ft. north of DeKalb avenue (Block 1928, Lot 69), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

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DECEMBER 11, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 11, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

89-38-BZ—Vol. II—Reopened April 24, 1951 as Volume II—Application, March 28, 1951, under sections 7e, 7f, 21 of the zoning resolution of Herman Kron, applicant, for Isaac T. Flatto, owner, to permit in a business use district portion of a lot located in a residence and business use district, the erection and maintenance of a garage (C area) for more than five motor vehicles using more than the area permitted and with roof parking; premises 714 Cypress avenue and 1682 Palmetto street, southeast corner (Block 3449, part of Lot 6), Ridgewood, Borough of Queens.

203-51-BZ—Application, March 26, 1951, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, for Monde Realty Corp., owner, to permit in a residence use, D1 area district, the erection and maintenance of seventeen one family dwellings without the required side yards at both ends of each group, and nearer to the street line than is permitted; premises 65-40 to 65-58 Alderton street, southwest of Elwell Crescent and northwest corner of 66th avenue and 86-01 to 86-15 66th avenue (Block 3135, Lots 1, 89 to 96 inclusive and 6 to 12 inclusive), Forest Hills, Borough of Queens.

543-51-BZ—Application, August 3, 1951, under section 7h of the zoning resolution, of Henry George Greene, applicant, for Gehring Realty Corp., and Ravenast, Inc., owners, to permit in the residence use district portion of a lot located in a residence and retail use district, the extension of existing parking and storage of motor vehicles for a term of years; premises 183-02 to 183-20 Hillside avenue and 88-02 to 88-18 184th street, southwest corner and 88-01 to 88-15 183rd street (Block 9930, Lots 22, 26, 27, 31 and 39), Jamaica, Borough of Queens.

564-51-BZ—Application, August 17, 1951, under section 7h of the zoning resolution, of J. G. L. Molloy, applicant, for C. L. R. Realty Co., Inc., owner, to permit in a residence and business use district, the parking and storage of motor vehicles for a term of years; premises 101-06 Queens boulevard, south side, 37.14 ft. east of 67th road and 100-26 to 100-36 67th road (Block 3171, Lots 19, 21 and 23), Forest Hills, Borough of Queens.

584-28-BZ—Reopened May 22, 1951 as Volume III—Application, April 25, 1951, under sections 7c, 7i of the zoning resolution of Hal. I Mirowotz, for Sophie Nemser, owner, to permit in a business use district, the extension of existing accessory building and the addition of motor vehicle repairs to existing gasoline service station, lubricatorium, tire room with parking and storage of more than five motor vehicles on unoccupied portion of lot; premises 740-744 5th avenue and 322-332 24th street, southwest corner (Block 652, Lot 39), Borough of Brooklyn.

76-49-BZ—Reopened November 7, 1951 as Volume II—Application, October 10, 1951, under section 7h of the zoning resolution of Lama, Proskauer and Prober, for Louis F. X. Santangelo, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of five years; premises 38-42 Henry street, south side, 339 ft. west of Market street (Block 277, Lots 7 and 38), Borough of Manhattan.

50-51-BZ—Application, April 9, 1951, under section 7e of the zoning resolution of A. H. Salkowitz, for Otto and Erna May, owners, to permit in a residence and local retail use district, a used car lot in the local retail use district portion of lot; premises 155-05 Northern boule-

vard, northeast corner of 155th street (Block 5271, Lot 7), Flushing, Borough of Queens.

375-51-BZ—Application, May 29, 1951, under section 7e of the zoning resolution of M. Martin Elkind, for Almoros Realty Corp., owner (Almoros Realty Corp., lessee), to permit in a residence use district, the change in occupancy of an apartment in a class A (multiple dwelling) from residence use to telephone interception service; premises 42-54 Judge street and 85-01 Elmhurst avenue, southwest corner (Block 1518, Lot 44), Elmhurst, Borough of Queens.

616-51-BZ—Application, September 5, 1951, under section 7h of the zoning resolution of Herman Kron, for 849-1st Avenue Corporation, owner (Morris Robbing, lessee), to permit in a restricted retail use district, the parking and storage of more than five motor vehicles for a term of years; premises 849-851 1st avenue, west side, 550.3 ft. north of East 47th street (Block 1340, Lots 25, 27 inclusive), Borough of Manhattan.

653-51-BZ—Application, October 8, 1951, under section 7h of the zoning resolution of Joseph Schafren, for Northcrest Gardens Corp., owner (Parion Theatre Corp., lessee), to permit in the residence use portion of a plot located in a residence and business use district, the parking and storage of motor vehicles; premises 153-25 79th avenue, north side, 100.27 ft. west of Parsons boulevard (Block 6815, Lot 23 and part of Lot 20), Flushing, Borough of Queens.

683-51-BZ—Application, October 16, 1951, under section 7h of the zoning resolution of Paul Friedman, for Board of Transportation (John Scala and Patrick Scala, doing business as Scala Contracting Co., lessee), to permit in a residence and business use district, an automobile laundry conducted as the principal business of the establishment, and to permit the parking and storage of motor vehicles for a term of years; premises 291-359 10th street, northeast corner of 4th avenue (Block 1010, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 11, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December 11, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

203-48-SM—Pennsylvania Range Boiler Company 275 Gallon Fuel Oil Storage Tank; (reopened October 23, 1951 re amendment of resolution as to change in dimension of 275 gallon fuel oil tank).

669-51-SM—50" Dynel Print, Model 71470.

79-51-SM—QRS De Luxe Fabric Flame Retardent Interior.

548-51-SM—Hauserman Movable Partitions Model CCA (sub-dividing partition).

362-51-SA—Paracoil Fuel Oil Preheater Type GF (Gas Fired Indirect).

668-51-SM—50" Swirl Dynel Damask—Model 16478.

385-48-SM—Vol. III—USF One and One-Half Hour Hollow Metal Door (1 $\frac{3}{8}$ " thick); (reopened July 10, 1951 re amendment of resolution as to include Rockwool as the insulation in the approved 1 $\frac{3}{8}$ " doors).

819-50-SA—Bryant Gas-Fired Winter Air Conditioner—Model 324.

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862-50-SA—UsAirco Gas Fired Unit Heaters, Models 20270, 20100, 20135, 23055, 23090, 23120, 23160, 23200, 23180, 23240 and 20200.

244-51-SA—Sil-Ex Washers, Model A, (Dry cleaning).

613-41-SM—Vol. II—Quaker Diapene A (Flameproofing Compound).

931-50-A—215-04, 215-06, 215-10 and 215-12 69th avenue; 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bay-side, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 18, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, December 18, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

787-50-BZ—Application, October 16, 1950, under section 7c of the zoning resolution of Simeon Heller, for Anna Di Agostino, owner (Jerry and Leonardo, Inc., lessee), to permit in a business use district, the extension of (in use and area), an existing gasoline service station and motor vehicle repair shop (previously granted by the Board for a term of years—expires June 28, 1951), to be used as a gasoline service station, office, salesroom, motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona, Borough of Queens.

82-51-BZ—Application January 31, 1951, under sections 7e and 7h of the zoning resolution of Henry Hurwit, applicant on behalf of 1600 Adams Street Corp., owner, to permit in the residence use portion of a lot, the continuance of existing frame building as a motor vehicle repair shop and the parking and storage of motor vehicles with a driveway and curb cut (site partially in a business use and partially in a residence use district); premises 1601-1609 Van Buren street, south side, 340 ft. west of Van Nest avenue (Block 4018, Lot 20) and 1608 Adams street, north side, 80 ft. west of East Tremont avenue (Block 4018, Lots 20 and 43), Borough of The Bronx.

83-51-A—1601-1609 Van Buren street, south side, 340 ft. east of Van Nest avenue (Block 4018, Lot 20), Borough of The Bronx.

251-51-BZ—Application April 10, 1951, under section 7h of the zoning resolution of Max Horn, applicant on behalf of Mathilde A. Brauer, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 120-09 New York boulevard, east side, 40 ft. south of 120th avenue (Block 12378, Lot 26), Jamaica, Borough of Queens.

252-51-BZ—Application April 10, 1951, under section 7h of the zoning resolution, of Max Horn, applicant on behalf of Sophie Hausser, owner, to permit in a residence use district, the parking and storage of motor vehicles,

for a term of years; premises 120-48 166th street, west side, 274.43 ft. north of Baisley boulevard (Block 12381, Lot 72), Jamaica, Borough of Queens.

249-47-BZ—Reopened November 20, 1951, for consideration as to extension of term of variance—re Application of Jacob J. Gloster, applicant, for Dominick Lamacchia, owner, under section 7e of the zoning resolution, to permit in a business use district, for a term of years, change in occupancy from storage and office, to office, storage, and baling of waste paper; premises 596 Water street and 80 Montgomery street, northwest corner (Block 245, Lot 47), Borough of Manhattan.

83-17-BZ—Reopened October 23, 1951 as Volume II—Application, October 4, 1951, under sections 7e and 21 of the zoning resolution of Imre Chairman, applicant, for Samuel Begon, owner (Isador Ferleger, lessee), to permit in a residence and business use district, the rearrangement of stores, and the change in occupancy of one of the stores to a laundrette; premises 581 Howard avenue, east side, 100 ft. 5 in. south of Pitkin avenue (Block 3512, Lot 36), Borough of Brooklyn.

1187-24-BZ—Reopened October 9, 1951 as Volume II—Application, August 28, 1951, under sections 7c and 7d of the zoning resolution of New York Telephone Company, owner, to permit in a residence use district, the extension of existing central telephone exchange building; premises 87-28 109th street, west side, 264.67 ft. south of Jamaica avenue and 87-29 108th street (Block 9298, Lots 91, 1, 55 and 56), Richmond Hill, Borough of Queens.

201-27-BZ—Reopened July 10, 1951 as Volume III—Application, June 13, 1951, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, for L. and R. Realty Co., Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles waiting to be serviced; with a show window and entrance (curb cut) more than the permitted distance from the intersection; premises 333-339 Reid avenue and 134-140 Chauncey street, southeast corner (Block 1692, Lot 6), Borough of Brooklyn.

483-29-BZ—Reopened January 30, 1951 as Volume II—Application, January 2, 1951, under sections 7c, 7i and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, for Socony-Vacuum Oil Co., Inc., owner, to permit in a business use district, the addition of motor vehicle repairs and the parking and storage of more than five motor vehicles to existing gasoline service station, lubritorium, and auto laundry; and to permit the proposed increase and change of curb cuts, enclosure of pits and the installation of a pedestal sign, and to permit the omission of masonry piers and link chains; premises 2090 Bronxdale avenue and southwest corner of Brady avenue and White Plains road (Block 4283, Lot 1), Borough of The Bronx.

868-49-BZ—Reopened October 23, 1951 as Volume II—Application, September 13, 1951, under sections 7c and 7h of the zoning resolution, of Paul Friedman, applicant, for Max Geffner, owner (Max Geffner doing business as Geffner Motors, lessee), to permit in the residence use district portion of a plot located in a residence and retail district, the parking of motor vehicles for patrons and employees (no fee to be charged), accessory to existing adjoining showroom for sale and display of motor vehicles, accessories and parts by authorized dealer, motor vehicle repair shop and gasoline service station (previously granted by the Board—expires April 11, 1965) with an opening in south wall of existing building for ingress and egress; premises 224-02 to 224-06 Merrick boulevard

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and 134-01 to 134-17 224th street; southeast corner (Block 13105, Lots 33 and 41), Laurelton, Borough of Queens.

384-51-BZ—Application, June 4, 1951, under section 21 of the zoning resolution, of Warren A. Sambach, applicant, for Reliance Federal Savings and Loan Association of Queens Village, owner, to permit in a manufacturing use, C area district, the extension of existing bank building, using more than the area permitted; premises 216-26 Jamaica avenue, south side, 97.75 ft. west of 218th street (Block 10759, Lot 161), Queens Village, Borough of Queens.

389-51-BZ—Application, May 16, 1951, under section 7f of the zoning resolution of John B. Snook Sons and Victor C. Farrar, applicants, for Carnegie Hall Auto Rental, Inc., owner, to permit in a business use district, the extension of garage use on West 56th street (Lot 40), presently used as a storage garage, to be extended into building located on Lot 39, presently used as a non-storage garage (three pleasure cars, balance dead storage); premises 108 to 112 West 56th street, south side, 150 ft. west of Avenue of the Americas (Block 1008, Lots 39 and 40), Borough of Manhattan.

390-51-A—108 to 112 West 56th street, south side, 150 ft. west of Avenue of the Americas (Block 1008, Lots 39, 40), Borough of Manhattan.

384-51-BZ—Application, October 23, 1951, under section 21 of the zoning resolution, of Ingram S. Carner, applicant, for Seaford Realty Corporation, owner, to permit in an unrestricted use, C area district, the erection and maintenance of a store (super market) using more than the area permitted; premises 15-07 122nd street, east side, 10.03 ft. south of 15th avenue (Block 4084, Lot 13), College Point, Borough of Queens.

41-51-BZ—Application, November 9, 1951, under section 7h of the zoning resolution, of Millard Henlein, applicant, for S. H. Kress and Co. (Samuel Gold, lessee), to permit in a restricted retail use district, the parking and storage of more than five motor vehicles for a term of three years; premises 351-353 1st avenue, west side, 4 ft. north of East 20th street and 355-357 East 20th street, north side, 60 ft. west of 1st avenue (Block 926, Lots 38, 39), Borough of Manhattan.

68-51-A—Appeal from a decision of the fire commissioner, re transportation, storage and sale of combustible

mixture, known as Revlon Nail Enamel Remover in glass containers, in New York City (quantity in containers not in conformity with Administrative Code requirements).

557-51-A—42-16 21st street (Van Alst avenue), west side, 115 ft. south of Bridge Plaza South (South Jane street); (Block 457, Lot 162), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

DECEMBER 18, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, December 18, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

336-51-A—982 East 55th street, west side, 55 ft. north of Avenue H (Block 7738, Lot 77), Borough of Brooklyn.

182-51-A—138-140 Center street, east side, 73.4 ft. north of White street (Block 198, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 8, 1952, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 8, 1952, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

556-51-A—Applicant pursuant to Section 36 of the General Law to permit the erection of a building on a lot not fronting on a legally mapped street; premises 105 Beach 19th street, west side, 393.03 ft. south of Seagirt avenue (ground floor); (Block 290, Lot 25), Far Rockaway, Borough of Queens.

725-51-A—109-45 Francis Lewis boulevard and 206-01 Hollis avenue, northeast corner (Block 10913, Lot 33), Bellaire, Borough of Queens; (under section 35 of the General City Law re bed of mapped street—proposed widening of Francis Lewis boulevard).

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

WEDNESDAY MORNING, NOVEMBER 14, 1951,
10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 23, 1951, were approved as printed in the Bulletin of October 30, 1951, Vol. 1, No. 44.

ZONING APPLICATIONS.

36-20-BZ—Vol. II

APPLICANT—George L. Bosquet, for George F. Rohe, owner (Bay Motors, lessee).

SUBJECT—Application reopened May 22, 1951—re Application (decision of the borough superintendent) under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the addition of showroom and motor vehicle repair shop to existing non-storage garage for more than five motor vehicles and gasoline service station.

PREMISES AFFECTED—209-30 Northern boulevard, south side, 200 ft. east of Oceania street (Block 7309, Lots 13 and 47), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Trapani.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 20, 1951, at 10 A.M. for further consideration after Board has obtained records from the Fire Department.

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559-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abe Messinger, owner (Ace Automobile Sales Co., lessee).

SUBJECT—Application reopened April 10, 1951—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs and office.

PREMISES AFFECTED—1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 20, 1951, 10 A.M. for further consideration.

794-49-BZ

APPLICANT—Paul Friedman, for Kinway Realty, Inc., owner.

SUBJECT—Application reopened and restored to docket for further hearing, order of the Court, September 18, 1951—re Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, for a term of 21 years, the erection and maintenance of a storage garage for more than five motor vehicles using more than the area permitted (previously granted by the Board).

PREMISES AFFECTED—54-64 Kermit Place and 64-76 East 8th Street, southwest corner (Block 5321, Lot 51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Placed on reserve calendar, at request of applicant, for further consideration when desired.

415-50-BZ

APPLICANT—Joseph A. Doyle, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph A. Doyle.

For Opposition: Leo E. Sherman and Melvin Zuckerman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 20, 1951, 10 A.M. at request of objector.

82-51-BZ

APPLICANT—Henry Hurwit, for 1600 Adams Street Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the residence use portion of a lot, the continuance of existing frame building as a motor vehicle repair shop and the parking and storage of motor vehicles with a driveway and curb cut (site partially in a business use and partially in a residence use district).

PREMISES AFFECTED—1601-1609 Van Buren street, south side, 340 ft. west of Van Nest avenue (Block 4018, Lot 20) and 1608 Adams street, north side, 80 ft. west of East Tremont avenue (Block 4018, Lots 20 and 43), Borough of The Bronx.

APPEARANCES—

For Applicant: Harry Hurwit.

For Opposition: Mario J. Cusati, Olga Tuilici, Joseph Mazza and Elizabeth Hickey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, at 10 A.M. for inspection and decision without further argument.

251-51-BZ

APPLICANT—Max Horn, for Mathilde A. Brauer, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—120-09 New York boulevard, east side, 40 ft. south of 120th avenue (Block 12378, Lot 26), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Opposition: Wm. F. Haenlein and Mrs. Joseph Conner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, at 10 A.M. for inspection and decision without further argument; applicant to file statement regarding use of garages for beer and soda water distribution and length of time such use has been there.

252-51-BZ

APPLICANT—Max Horn, for Sophie Hausser, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—120-48 166th street, west side, 274.43 ft. north of Baisley boulevard (Block 12381, Lot 72), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Mrs. P. Hausser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, at 10 A.M. for inspection and decision; applicant to file revised plans.

364-51-BZ

APPLICANT—Burke, Morrison and Green, for Foreland Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of business signs, for a term of years.

PREMISES AFFECTED—35-02 to 35-14 Crescent street, southwest corner of 35th avenue (Block 338, Lot 26), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Donald H. Peters.

For Opposition: Lena Bisceglia.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 27, 1951, 10 A.M. for applicant to file revised plans of signs and for further consideration.

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426-51-BZ

APPLICANT—Sidney Daub, for Level Realty Corporation, owner (Alexander's Department Stores, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence use, B area district, the change in occupancy from residence use to commercial use in conjunction with adjoining store, using more than the permitted area, with an entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—2520 Creston avenue, east side, 276.42 ft. north of East 190th street (Block 3167, Lot 22), Borough of The Bronx.

APPEARANCES—

For Applicant: Sidney Daub and Edward A. Doberman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 20, 1951, at 10 A.M. for further consideration after the applicant has taken the matter up with the owner.

398-32-BZ—Vol. II

APPLICANT—Henry Nordheim, for Athas Zaharis, owner (Schmidt Brothers, lessees).

SUBJECT—Application reopened June 5, 1951—re Application (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a residence and business use district, the continuance of a motor vehicle repair shop.

PREMISES AFFECTED—570 East Fordham road and 2514 Hoffman street, southeast corner (Block 3067, Lot 48), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (398-32-BZ—Vol. II)

WHEREAS, Henry Nordheim, for Athas Zaharis, owner, Schmidt Brothers, lessee, filed May 22, 1951 an application under sections 7e and 7i of the zoning resolution, to permit in a residence and business use district, the continuance of a motor vehicle repair shop, affecting premises 570 East Fordham road and 2514 Hoffman street, southeast corner Block 3067, Lot 48), Borough of The Bronx; and

WHEREAS, this application was reopened as Vol. II on June 5, 1951, subject to regular procedure, to consider revised proposal; and

WHEREAS, a public hearing was held on this application on November 14, 1951 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Fordham road is in a business use, B area, class 1¼ height district; Hoffman street and the site are in residence and business use, B area and class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 24, 1951, acting on Alt. Applic. 335-51, reads:

"1. In a Residence and Business Use District, the proposed Motor Vehicle Repair Shop is contrary to Sections 3 and 4 of the Zoning Resolution."

WHEREAS, the applicant states that the premises consist of a plot, 53.3 ft. frontage by 108.03 ft. in depth, irregular, which are located 4 separate buildings—the corner build-

ing is a 3-story dwelling and store, the building fronting on East Fordham road is a one-story beer distributing station and there is a one-story, one-car garage at the rear on the Hoffman street side, this building being 32 ft. 8 in. by 54.27 ft. in depth; that it is proposed to do motor vehicle repairing, which in effect is nothing more than the continuance of motor vehicle work, under the name of motor vehicle paint shop; that cars needing repainting usually need some repairs to the bodies and such repairs have been made for the duration of a certificate of occupancy up to April 8, 1932 when the building was converted to a five-car garage during the depression; and

WHEREAS, the applicant contends that two fire department permits are herewith submitted showing they were issued for motor vehicle repairing and are dated April 20, 1949 and August 5, 1949 for which the city received \$20, and on that basis the lessee presumed he had a legal right to do business since it was a city department that assumed the right to receive funds for such occupancy; that filed herewith are 20 consents from affected neighbors; that the north side of East Fordham road is almost entirely occupied by automobile sales places, gas stations and used car sales lots; that in Block 3067, Lot 17, the Goodyear Tire company do all tire repairs and replacing of tires and this is directly opposite the site as proposed for motor vehicle repairing; that in Block 3067, Lots 42 and 45, which adjoins this site, there is a stone carving works with a frontage of 125 ft. on Hoffman street; that the application is filed under section 7e under which the Board could grant the application for a stated term of years, and two years will be acceptable if the Board should so determine; that the application is also made for two reasons of hardship, one being that the building was erected for auto paint shop and was so used, with attendant repairs; also that the fire department issued and accepted fees for such occupancy, leading the lessee to erect such equipment for the purpose; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions e and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under sections 7, subdivisions e and i, of the zoning resolution, for a term of five (5) years, to permit the premises while continued primarily as an automotive vehicle paint shop, to be occupied also for minor motor vehicle repairs necessitated before a car can be painted, provided that there shall be no heavy collision work and only minor repairs to bodies and fenders; that in connection with this repairing there may be permitted one acetylene torch of approved make; that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto; that this variance shall continue only so long as the building is occupied as at present and as proposed; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS.

282-49-A—Vol. II

APPLICANT—Roosevelt, Freidin and Littauer, for the Lewyt Corp., owner.

SUBJECT—Appeal reopened September 18, 1951—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—60 Broadway, southeast corner of Wythe avenue (2nd floor); (Block 2130, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to November 20, 1951, 10 A.M. at request of applicant; no further adjournment.

83-51-A

APPLICANT—Harry Hurwit, for 1600 Adams Street Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1601-1609 Van Buren street, south side, 340 ft. east of Van Nest avenue (Block 4018, Lot 20), Borough of The Bronx.

APPEARANCES—

For Applicant: Harry Hurwit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, at 10 A.M. for inspection and decision without further argument in connection with Cal. No. 82-51-BZ.

168-51-A

APPLICANT—Revlon Products Corp., lessee, for Dolvert Corp., owner.

SUBJECT—Appeal from a decision of the fire commissioner re Transportation, storage and sale of combustible mixture, known as Revlon Nail Enamel Remover in glass containers, in New York City (quantity in containers not in conformity with Administrative Code requirements).

APPEARANCES—

For Applicant: Samuel Blumberg, Mark D. Soroko and Philip Blumenthal.

For Administration: E. A. Meyer, Fire Dep't.

Action of Board—Laid over to December 18, 1951 at 10 A.M. for further consideration.

427-51-A

APPLICANT—Sidney Daub, for Level Realty Corp., owner (Alexander's Dept. Stores, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2520 Creston avenue, east side, 276.42 ft. north of East 190th street (Block 3167, Lot 22), Borough of The Bronx.

APPEARANCES—

For Applicant: Sidney Daub and Edward A. Doberman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 20, 1951, at 10 A.M. for further consideration after the applicant has taken the matter up with the owner.

557-51-A

APPLICANT—Hoffman Beverage Co., lessee, for Neivel Realty Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—42-16 21st street (Van Alst), west side, 115 ft. south of Bridge Plaza south (South Jane street); (ground floor); (Block 457, Lot 162), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: John T. Rice, F. E. Carlsen and H. W. Griffin.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to December 18, 1951 at 10 A.M. for inspection and decision.

Adjourned: 12.05 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

WEDNESDAY AFTERNOON, NOVEMBER 14, 1951
2 P.M.

Present: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

918-22-SA—Vol. II

APPLICANT—Williams Oil-O-Matic Division of Eureka Williams Corp., owner-manufacturer.

SUBJECT—Application reopened September 18, 1951—re National Radiator Series R, Oil Burner, approval of (previously approved re Williams Oil-O-Matic Oil Burner, Models HP-3, J, JJ Jr., K, KA, KB R, HP-1 Sentinel and HP-3A Sentinel and Water heater models).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of the committee on test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee.....

Negative

Absent: Commissioner Kleinert.....

THE RESOLUTION—(918-22-SA—Vol. II)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 918-22-SA—Vol. II October 16, 1951

Subject: Amendment of resolution as to marketing of Williams Oil-O-Matic Oil Burner Model A under the trade name Coleman—Model 804.

Williams Oil-O-Matic requested by letter, dated August 27, 1951, that the resolution adopted November 29, 1949 under Cal. 918-22-SA, Vol. II, be amended so that the Williams Oil-O-Matic Oil Burner, Model A, may be marketed by the Coleman Co. under the trade name Coleman Model 804. The case was reopened by a vote of the Board September 18, 1951.

Recommendation

The Committee on Test recommends that the resolution adopted November 29, 1949 under Cal. 918-22-SA—Vol. II be amended so that the Williams Oil-O-Matic Oil Burner Model A, approved November 29, 1949 under Cal. 918-22-SA—Vol. II may be marketed by the Coleman Co. of Wichita, Kansas, under the trade name Coleman Model 804 on condition that in all other respects the requirements of resolution adopted March 16, 1948 shall be complied with.

(Sgnd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test

Resolved, that the Board of Standards and Appeals do hereby amend the resolutions of Vol. I, July 15, 1924, July 23, 1931, September 16, 1932, July 17, 1934 and November 22, 1938, and Vol. II, November 8, 1939, July 15, 1941, March 16, 1948, September 14, 1948 and November 2, 1949, in accordance with the above report.

996-38-SM

APPLICANT—Wood Conversion Company, owner (C. Heritage, agent).

SUBJECT—Nu-Wood Insulating Fibre Board; (reopened October 3, 1950 re amendment of resolution to include 1/2 inch Asphalt Coated and Asphalt Impregnated Nu-Wood Sheathing).

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APPEARANCES—

For Applicant: Charles F. Maher.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION—(996-38-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 996-38-SM October 18, 1951
Subject: Amendment of resolution to include ½ inch Asphalt Coated and Asphalt Impregnated Nu-Wood Sheathing.

Wood Conversion Co., St. Paul, Minnesota, requested by letter dated September 19, 1950 that the resolution adopted February 10, 1942 under Cal. 996-38-SM be amended so as to include ½ inch Asphalt coated and Asphalt Impregnated Nu-Wood Sheathing. The case was reopened by a vote of the Board October 3, 1950.

Purpose

This material is to be used in lieu of wood sheathing as provided for in C26-538.0.b Administrative Building Code.

Description

The material is the same material as approved by the Board February 10, 1942 under Cal. 996-38-SM, except that the thickness has been reduced from 25/32, as previously approved to ½" thickness.

Inspection and Test

Racking tests were performed at Manhattan College in the presence of Asst. Engr. J. A. Darts, Committee on Test, and C. Maher and J. Klaus, representing the applicant. Two frames were constructed of 2" x 4" yellow pine members. Each frame consisted of a sill of two 2" x 4" x 8' — 0"; a plate of two 2" x 4" x 8' — 0", seven 2" x 4" x 8' — 0" studs 16 inches on center, and a 2" x 4" corner brace at a 60° angle; sheathing was attached to the frame with 1½" roofing nails 3" on center around the edges of each board, i.e., on the plate, sill, end studs and middle stud where the sheathing boards were batted together. On the remaining studs the nails were driven 6" on centers.

Panel A had the asphalt coated sheathing and Panel B had the asphalt impregnated sheathing.

Results of test were as follows:

Panel A.

The loading was discontinued at 6,215 lbs. at which load there was a displacement of 2 inches and a vertical shear of 1 inch and a pulling of nails on the abutting edge of the two boards.

Panel B.

The load was discontinued at 8,500 lbs. at which load there was a displacement of 1.9 inches and a vertical shear of 1½ inches and a pulling of nails and a bulging of the board.

The complete report of the test at Manhattan College on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted February 10, 1942 under Cal. 996-38-SM be amended so as to permit the use of Asphalt Coated Asphalt Impregnated Nu-Wood Sheathing in ½ inch thickness, as provided for in C26-538.0.b Administrative Building Code, on condition that the wood frame shall be braced with bracing as described herein and the sheathing nailed to the studs as herein specified, further that the

requirements of the resolution adopted February 10, 1942 under Cal. 996-38-SM be complied with.

(Sgnd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of February 10, 1942 in accordance with the above report.

474-50-SA

APPLICANT—Haughton Elevator Company, owner-manufacturer.

SUBJECT—Haughton Type K Bar Interlock, approval of.

APPEARANCES—
For Applicant: Richard J. Allen, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (474-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 474-50-SA October 8, 1951
Subject: Haughton Type K Bar Interlock, approval of.

The Haughton Elevator Company, owner-manufacturer, filed June 9, 1950 an application with the Board of Standards and Appeals for approval of the Haughton Type K Bar Interlock, under the provisions of C26-178.0.b and C26-921.0 Administrative Building Code.

Purpose

To prevent the movement of the elevator car away from the landing unless all hoistway doors are locked in the closed position.

Description

The Haughton "Type K" Bar Lock Elevator Interlocking Device consists of an electric switch and door lock, secured to the hoistway enclosure, and a door-bar attached to the hoistway door.

The electric switch is contained within a cast iron enclosing case provided with a cast iron cover plate to close the bottom side of the case. At one end of the switch case are two silver faced bronze contact fingers resiliently mounted on an insulating block which is secured to the switch case. A cast brass offset lever, pivoted on a bearing at the opposite end of the switch case, supports an insulating block to which is attached a silver-inlaid contact bridging piece. A compression spring bears against the side of the offset lever, tending to hold the bridging piece away from the contact fingers.

The cover plate of the switch case is pierced by an opening in the shape of a key-hole, located immediately below the offset portion of the lever. The key-hole opening is surrounded on its lower side by a bevelled flange. On the upper surface of the cover plate is a bevelled boss.

The door-bar resembling a large key, is forged from a round steel rod. At the lower end of the rod, a cast-iron handle is attached by a riveted pin. Three angle-iron brackets, attached to a mounting plate which is secured to the hoistway-door, support and guide the door-bar. The door-bar handle extends downward on one side so that it projects below the lowest guide bracket when the door-bar is withdrawn from the switch case.

A complete assembly, as described above, is provided for the hoistway door on each landing in the hoistway. The interlock switches at the different landings of the hoistway

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are wired in series and are so connected in the car control circuit of the elevator that unless an electric circuit is completed through all of the interlock switches in the hoistway the car cannot be operated. When the hoistway door is closed, all parts of the interlocking device are inaccessible from the landing side of the hoistway door.

The operation of the device through a complete operating cycle is as follows: Assume that the elevator car is in motion approaching a landing preparatory to stopping. The hoistway door in this case will be in the fully-closed-and-locked position with car control circuit completed through the interlock switch by the key-lug holding the offset lever so that the bridging piece engages the contact fingers. As the car comes to rest at the landing, the operator grasps the handle and rotates the door-bar counter-clockwise (viewed from below) through approximately 90 degrees. As the bar is rotated, it is forced upwards by the engagement of the key-lug with the inclined face of the boss. At the same time, the rotation of the door-bar moves the key-lug so that it no longer holds the offset lever with the bridging piece engaging the contact fingers, and the compression springs swings the offset lever to swing the bridging piece away from the contact fingers to positively interrupt the interlock switch circuit. The hoistway-door is still fully locked since the door-bar is still positively held within the switch case by the over-lap of the key-lug on the switch cover plate. Further rotation of the door-bar brings the key-lug directly above the key-hole opening in the switch cover plate, and the door-bar either drops (by gravity) or is pulled down (by the operator) until it passes from engagement with the switch case.

While the door-bar was within the switch case, the extension at the lower end of the handle was above the top surface of the lowest angle bracket and the door-bar was free to turn. When the door-bar was withdrawn from the switch case, the handle-extension was lowered below the angle bracket and, through its engagement with the front edge of the bracket, now holds the door-bar in proper angular position for subsequent re-insertion in the switch case. (The door-bar normally is left in this position while the door is open since it must be put in this position before it can be re-inserted in the switch case).

The hoistway-door may now be manually opened and the elevator car may be entered or left in safety, for the car cannot be started while the hoistway-door is open, since the car control circuit has been interrupted in the interlock switch and is maintained so by the force exerted by the compression spring against the offset lever.

When the door subsequently has been closed to within $\frac{3}{8}$ inch of contact with the door jamb, preparatory to starting the car, the operator lifts the door-bar so that the key-head enters the key-hole of the switch cover plate, the tapered sides of the key-hole guiding the bar into proper position. When the bar has been lifted until the key-lug clears the boss, it may be turned clockwise (viewed from below). As soon as the bar has been turned slightly, the hoistway-door is locked in the closed position, for the door-bar is retained within the switch case mechanically by the overlap of the key-lug on the switch cover plate. If the bar is released at this time, it will remain within the switch case for the engagement of the key-lug with the inclined surface of the boss tends to rotate the door-bar to lock the door more securely.

At this point in the cycle, the hoistway-door is locked but the interlock switch circuit has not as yet been closed. Further rotation of the door-bar by the operator lowers the bar slightly as the key-lug slides down the inclined surface of the boss. The key-lug then engages the side of the offset lever and forces it to swing, against the resistance of the compression spring bringing the bridging piece into contact with the switch contact fingers, and closing the interlock switch circuit. The hoistway-door is now fully closed and locked, the interlock switch circuit is complete, and the elevator car may be started.

The elevator car may now leave the landing and proceed to another landing without presenting the hazard of a door being opened from the landing side as the car leaves the

landing or passes intermediate landings for the interlock can only be operated from the hoistway side of the landing door.

Inspection and Test

This appliance was inspected by the Committee on Test at 1710 Broadway on September 20, 1951 and found to operate as designed. Present at the test were Chief Engineer L. V. Huber, of the Committee on Test and J. H. Anderson representing the applicant. Tests were also made by the National Bureau of Standards, Washington, D. C. File WFS LJ VI-1/Inm-83-C and the appliance has successfully met the requirements of each of the following Sections of the Administrative Building Code.

A	Endurance Test	Sec. C26-1180.0
B	Current Interruption Test	" C26-1181.0
C	Test in moist atmosphere	" C26-1182.0
D	Test without lubrication	" C26-1183.0
E	Misalignment Test	" C26-1184.0
F	Insulation Test	" C26-1185.0

These tests were run in accordance with the procedure outlined in Sect. C26-1179.0 of the code. The applicant has filed a statement that the interlock will operate satisfactorily within a temperature variation of 25° to 140° F. meeting the requirements of C26-1179.0.

Recommendation

On the basis of foregoing data, the Committee on Test recommends the approval of the Haughton Type K Bar Interlock as having met the requirements of subarticle 9, group 1 of Article 14 of the Administrative Building Code for use in New York City when installed in accordance with the pertinent provisions of the Administrative Building Code. The Committee further recommends that all appliances manufactured under this approval be marked labelled or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 474-50 SA," and shall further comply with C26-913.0 Administrative Building Code.

(Sgnd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test

Resolved, that the Board of Standards and Appeals do hereby approve this appliance in accordance with the above report.

742-50-SM

APPLICANT—Benjamin Sussman, owner-manufacturer.
SUBJECT—Sussman Syphon-Cap (ventilator cap, stationary type), approval of.

APPEARANCES—

For Applicant: Solomon Goldspiel.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee

Negative

Absent: Commissioner Kleinert

THE RESOLUTION (742-50-SM)

WHEREAS, the report of a Committee on Test:

REPORT OF COMMITTEE ON TEST

Re: Cal. 742-50-SM
Subject: Sussman Syphon-Cap (Ventilator Cap Stationary Type), approval of.

Benjamin Sussman, owner-manufacturer, filed August 1, 1950, an application with the Board of Standards and Appeals for approval of the Sussman Syphon-Cap (ventilator cap stationary type) under the provisions of C26-262 Administrative Building Code and Sections 76, 200 and 25 of the Multiple Dwelling Law.

MINUTES

Purpose

To induce draft in shafts or ducts ventilating water closet compartments.

Description

This ventilator cap is of the stationary type and is constructed of 26 gauge galvanized sheet steel. It is made in 3 sizes consisting of throat sections of 8, 10, and 12 inches in diameter. The 12 inch cap, which was examined, is designed so as to produce air displacement up to 184 cu. ft. per minute, or for an average sized bathroom, 4 changes of air per hour.

Inspection and Test

This device was inspected and tested at 4428 Bedford Avenue, and found to operate as designed. Present at the test were Chief Engineer L. V. Huber, of the Committee on Test, Solomon Goldspiel, Engineer, representing the applicant, and Benjamin Sussman, applicant.

Recommendation

On the basis of the inspection and test, and the data submitted by the applicant, the Committee on Test recommends the approval of the Sussman Syphon-Cap (ventilator cap stationary type) for voluntary use in New York City, on condition that the ventilator be constructed strictly in accordance with the plans and specifications filed with the application, and that the ventilator shall bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 42-50-SM."

(Sgnd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

25-51-SA

APPLICANT—The Alstrom Corp., owner-manufacturer.

SUBJECT—Alstrom Safeguard Oil Preheater, Model DT, approval of.

APPEARANCES—

For Applicant: S. W. Hennessey.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (425-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 425-51-SA October 18, 1951
Subject: Alstrom Safeguard Oil Preheater—Model DT, approval of.

The Alstrom Corp., owner-manufacturer, filed June 15, 1951, an application with the Board of Standards and Appeals for approval of the Alstrom Safeguard Oil Preheater Model DT, under the provisions of C19-57.0 Administrative Building Code, and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A fuel oil preheater, designed to prevent oil from entering the boiler water.

Description

The Alstrom "Safeguard" Oil Preheater Model DT, is

a double transfer unit which utilizes tube-within-a-tube construction. By using an intermediate transfer medium between the concentric tubes, to heat the oil, this heater prevents any fuel oil from entering the boiler, or piping system, should an oil tube leak.

The intermediate (capillary) chamber is charged and sealed at the factory. It has a simple visual indicator which is constructed and located so that it immediately indicates an oil or boiler water leak and energizes a MH pressure control and shuts off the burner in 20 sec. The applicant concludes that the unit is completely fool-proof without the help of any mechanisms.

The entire unit is triple tested at 180 lbs. per square inch hydrostatic pressure.

A built-in expansion chamber provides for expansion of the heated intermediate transfer medium.

The applicant contends the device is suitable for "Vacumatic" or below-waterline installation.

Material:

Shell — 6" I.D. drum x 5/16" thick min.
Tube sheets — steel — 1/2" thick
Header — Cast iron
Oil Tubes — 5/8" copper tubes, or copper alloy
Boiler Water tubes — 3/4" copper tubes, or copper alloy
Water is circulated at 170° to 180° F.

Inspection and Test

The device was inspected and tested at 790 East 176th Street, New York City, and found to operate as designed, hydraulic tests of the shell oil tubes and boiler water tubes were made, and found to agree with the statements herein set forth. Present at the test were Chief Engineer Leslie V. Huber, of the Committee on Test and John J. Cesa, Silas Hennessy and Howard Bessinger, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Alstrom Safeguard Oil Preheater Model DT for use in New York City under the provisions of C26-191.0a and the oil burner rules adopted pursuant to C19-57.0a Administrative Code, since the device meets the requirements of Sect. 7.22, when installed and operated in accordance with this report, and the oil burner rules of the Board of Standards and Appeals, provided each preheater bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 425-51-SA."

(Sgnd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

597-51-SM

APPLICANT—National Gypsum Company, owner manufacturer (Sheldon H. Cady, agent).

SUBJECT—Cover Crete Finish Plaster (hard finish on concrete), approval of.

APPEARANCES—

For Applicant: S. H. Cady.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

MINUTES

APPEARANCES—

For Applicant: K. J. Bercaw.

ACTION OF BOARD—Application reopened as Vol. II to consider proposed change to limit the use to interior partitions only.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

25-49-SM

APPLICANT—D. P. Metal Products, Inc., owner-manufacturer.

SUBJECT—D. P. Double Purpose Steel Bridging, approval of.

APPEARANCES—

For Applicant: John A. Pedersen.

ACTION OF BOARD—Application in view of filing of a new application No. 634-51-SM.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

23-51-SM

APPLICANT—Thortel Fireproof Fabrics, Inc., owner-manufacturer.

SUBJECT—Dynel Fabric and Dynel Chevron, Style 3060, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn. A letter from the Thortel Fireproof Fabrics, Inc., states: "We regret to advise that lacking the proper facilities for the manufacture of this material at this time, we have been obliged to give up our interests."

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

APPEALS FROM ADMINISTRATIVE DECISIONS.

6-51-A

APPLICANT—Brown and Guenther, for Louis Sherry, Inc., owner (Childs, Inc., lessee).

SUBJECT—Appeal from a decision of the Board of Health.

PREMISES AFFECTED—30-30 Northern boulevard, south side, 570.43 ft. east of 41st avenue (basement); (Block 239, Lot 60), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Bernard Guenther and Elbert S. Seibert.

For Administration: E. E. Abrahamson, Health Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (576-51-A)

WHEREAS, Brown and Guenther, for Louis Sherry, Inc., owner, Childs, Inc., lessee, filed May 28, 1951, an application for variation of the provisions of Section 338, Subdivision 2, of the Labor Law as cited in a decision of the Commissioner of Health, affecting premises 30-30 Northern

boulevard, south side, 570.43 ft. east of 41st avenue (Block 239, Lot 60), Long Island City, Borough of Queens; and

WHEREAS, the decision of Commissioner of Health, dated April 16, 1951, No. 66819, reads:

"Your application filed on the 14th day of November, 1950, for a Sanitary Certificate for a cellar bakery at the above premises was denied."

and

WHEREAS, the applicant states that the building is five stories, 80 ft. in height; 90 ft. by 314.18 ft. in area, of fireproof construction, erected 1916, located in an unrestricted use, B area, Class 1½ height district, and used and occupied since 1951: cellar, storage and boiler room; 1st to 5th floors, inclusive, factory; that the building is provided with an approved standpipe system, an approved two source sprinkler system throughout; that there are three 3 ft. 8 in. wide fireproof interior stairways from roof bulkhead to grade; and

WHEREAS, Certificate of Occupancy No. 378 issued November 3, 1917, upon completion of work under N.B. 884-16 permits the use of the building throughout as a factory; and

WHEREAS, the applicant states that this appeal is to obtain a sanitary certificate for a cellar bakery; and

WHEREAS, the applicant contends that the bakery use in the cellar of the building in question is in no way detrimental to the health of the employees; that the bakery in question comes within the legal definition of a cellar due to the grade at the front of the building; that however more than 50% of the floor is 6 in. or more above grade at the side yard and that the rear of the building "cellar" is 4 ft. above grade and is therefore a 1st floor; that mechanical ventilation has been installed with filtered air all in accordance with the requirements of the Department of Housing and Buildings; that a vitrous tile floor of paving bricks with acid proof joints has been installed as well as glazed block walls at certain sections; that all plumbing installation and drainage requirements have been complied with; that sufficient locker and toilet facilities have been provided for employees.

Resolved, that the decision of the Commissioner of Health, No. 66819, dated April 16, 1951, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the proposed cellar bakery substantially as proposed and as indicated on plans filed with this appeal marked "Received May 28, 1951," (3 sheets), *on condition* that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto; that the maintenance and operation of the bakery shall be in accordance with the requirements therefor and to the satisfaction of the Commissioner of Health; that in all other respects the entire building and fire fighting equipment shall be maintained to the satisfaction of the fire commissioner.

349-51-A

APPLICANT—Oswald Fischer, for Carlo Castoro and Frank Macchia, owners.

SUBJECT—Appeal from a decision of the borough superintendent (under section 35 of the General City Law re bed of mapped street—89th street and 25th avenue).

PREMISES AFFECTED—88-20 to 88-24 Astoria boulevard, southwest corner of 89th street (Block 1362, Lots 1 and 10), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Oswald Fischer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

182-51-A

APPLICANT—Moritz Simon, for Franklin Center Realty Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—138-140 Center street, east side, 73.4 ft. north of White street (Block 198, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Moritz Simon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, 2 P.M. for inspection and decision, without further argument.

237-51-A

APPLICANT—L. E. Driver, for New York Dock Co., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—116-162 Imlay street, west side, from Commerce to Verona streets; 111-121 Commerce street and 122-132 Verona street, (1st, 5th and 6th floors); (Block 515, part of Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Eweler.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to November 27, 1951, 2 P.M. for further consideration.

336-51-A

APPLICANT—Francis R. O'Neil, for Thomas Vernola, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—982 East 55th street, west side, 55 ft. north of Avenue H (Block 7738, Lot 77), Borough of Brooklyn.

APPEARANCES—

For Applicant: Francis R. O'Neil, Geno P. Sette and Lloyd W. Robeson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, 2 P.M. for inspection and decision.

ZONING APPLICATIONS.

233-41-BZ

APPLICANT—George B. McClelland, lessee, for Made-

line Coughlin, Executrix of Estate of James Coughlin, (James Coughlin, former owner).

SUBJECT—Application for consideration—reopening an extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a residence and partly in a business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—9419-9423 5th avenue, east side, 102 ft. 8½ in. north of 95th street (Block 6118, Lot 5) Borough of Brooklyn.

APPEARANCES—

For Applicant: George B. McClelland.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee

Negative

Absent: Commissioner Kleinert

THE RESOLUTION (233-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a residence use district and partly in a business use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 9419-9423 Fifth avenue, east side, 102 ft. 8½ in. north of 95th street (Block 6118, Lot 5), Borough of Brooklyn, was granted by the Board October 15, 1941, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended December 13, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals do hereby amend the resolution adopted on October 15, 1941, only so far as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

"... granted under section 7, subdivision h, for a term of two (2) years from the date of this amended resolution; that other than as herein amended, the resolution adopted on October 15, 1941 shall be complete with in all respects and a new Certificate of Occupancy obtained (B.N. 451-41)."

(The remaining minutes of the meeting Tuesday afternoon, November 14, 1951, will be printed in the Bulletin November 27, 1951.)

BULLETIN

OF THE

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JAN 16 1952

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—Whitehall 3-3600

OFFICE HOURS FOR PUBLIC— 9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

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Tuesdays at 10 a. m. and 2 p. m.

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All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in con-
nection with which court proceedings are pending or in
progress, unless exception is granted by the chairman,
nor accepted which is not filed within thirty days from
the date of the action of the Administrative Official.

Any communication purporting to be an appeal or ap-
plication shall be regarded as a mere notice of intention
to seek relief until it is filed on the form required by the
rules of this board.

Upon receipt of any such communication the writer
will be supplied with the official forms for presenting
his appeal or application.

At the time of filing an appeal or application, the ap-
pellant or applicant shall forward a signed notice of
appeal addressed to the administrative official, either
borough superintendent of buildings or fire commissioner
and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans
must indicate the points of the compass so as to establish
the true location and position of the property, the sub-
ject of the appeal or application.

Appeals and applications will be simplified and disposi-
tion of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

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742-51-BZ—H.B.M.—530-538 East 72nd street, southwest corner of Franklin D. Roosevelt drive (Block 1483, Lots 28 and 32), Borough of Manhattan, Alt. 1452-51.

743-51-BZ—H.B.B.—1598-1610 Flatbush avenue and 801 East 31st street, southwest corner (Block 7577, Lot 37), Borough of Brooklyn, Alt. 998-51.

744-51-BZ—H.B.B.—802-812 Manhattan avenue and 174-180 Calyer street, southeast corner (Block 2597, Lot 11), Borough of Brooklyn. N.B. 1234-51.

745-51-A—H.B.B.—802-812 Manhattan avenue and 174-180 Calyer street, southeast corner (Block 2597, Lot 11), Borough of Brooklyn, N.B. 1234-51.

746-51-BZ—H.B.B.—2932-2934 West 28th street, west side, 260 ft. south of Mermaid avenue (Block 7052, Lot 22), Borough of Brooklyn, Alt. 2626-51.

747-51-SA—Bowser Self-contained Gasoline Pump, Figure 22 (retail dispensing of gasoline), manufactured by Bowser, Inc., Appliance.

748-51-A—H.B.B.—35-47 Bainbridge street, north side, 290 ft. west of Lewis avenue (ground floor); (Block 1679, Lot 57), Borough of Brooklyn, Alt. 3014-51.

749-51-A—F.D.—Northeast corner of Smith street and Huntington street (Block 475, Lot 1), Borough of Brooklyn, Decision.

750-51-A—H.B.B.—76-78 Court street and 68-76 Livingston street, southwest corner (Block 268, Lot 46), Borough of Brooklyn, Alt. 3326-51.

751-51-SA—Solvo-Miser, Models SM-130, SM-124 and SM-118 (a commercial clothes dryer with a built-in recovery unit for use on Perchloroethylene, rated by U.L. as a non-inflammable solvent), manufactured by Hoyt Manufacturing Corp., Appliance.

752-51-A—H.B.B.—1318-1338 Greene avenue, east side, 41 ft. 5 in. south of Myrtle avenue (Block 3298, Lot 15), Borough of Brooklyn, Alt. 3539-51.

753-51-A—F.D.—1098 Lafayette avenue, southwest corner of Garrison avenue (Block 2731, Lot 40), Borough of The Bronx, Decision re Order No. 83734 LC.

754-51-BZ—H.B.B.—1315 Cortelyou road, north side, from Argyle road to Rugby road (Block 5144, Lots 64 and 70), Borough of Brooklyn, Alt 1980-51.

755-51-A—F.D.—150 City Island avenue, east side, 820.42 ft. north of Pilot street (yacht yard); (Block 5641, Lot 120), Borough of The Bronx, Decision re Order No. 62405 LF.

756-51-BZ—H.B.M.—206 East 52nd street, south side, 100 ft. east of 3rd avenue (Block 1325, Lot 50), Borough of Manhattan, Amendment to Alt. 1051-51.

757-51-A—H.B.M.—206 East 52nd street, south side, 100 ft. east of 3rd avenue (Block 1325, Lot 50), Borough of Manhattan, Amendment to Alt. No. 1051-51.

758-51-A—F.D.—2575 Ewen avenue, west side, 1000 ft. south of West 230th street (Block 3402, Lots 739, 741 and 742), Borough of The Bronx, Order No. 87002 C.

759-51-BZ—H.B.M.—510 East 72nd street, south side, 198 ft. east of York avenue and 511-515 East 71st street (Block 1483, Lots 9, 10, 11 and 42), Borough of Manhattan, Alt. 1401-51.

760-51-A—H.B.M.—510 East 72nd street, south side, 198 ft. east of York avenue and 511-515 East 71st street (Block 1483, Lots 9, 10, 11 and 42), Borough of Manhattan, Alt. 1401-51.

761-51-A—F.D.—Grand Army plaza, west side, from Central Park south to West 58th street, 2-20 Central Park south (West 59th street) and 1-19 West 58th street (roof); (Block 1274, Lot 25), Borough of Manhattan Decision re Order No. 86178 LC.

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166-33-SA—Gold Star Oil Burner, Models J and J-1 (reopened re additional name "Tullo"), manufactured by Gold Star Oil Burner Manufacturing Co., Inc., Appliance.

249-47-BZ—H.B.M.—596 Water street and 80 Montgomery street, northwest corner (Block 245, Lot 47), Borough of Manhattan, Alt. 1085-47.

809-49-A—Vol. II—H.B.Bx.—4199-4201 3rd avenue, west side, 61.88 ft. south of East Tremont avenue (Block 2924, Lot 23), Borough of The Bronx, Amendment to Alt. 723-49.

68-51-A—F.D.—279-297 Ocean avenue, east side, 1967 ft. north of Parkside avenue (cellar); (Block 5026, Lots 323, 327 and 331), Borough of Brooklyn, Decision

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 27, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, November 27, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

296-32-BZ—Reopened July 17, 1951 as Volume IV—Application, November 15, 1950, under sections 7e, 7f and 7A of the zoning resolution of Paul Friedinan, for Kings Bay Realty Corporation, owner (Irving Saltz and Edmund Papano, lessees); (conditional vendee; Regal Properties, Inc.), to permit in the business use district portion of a plot partly in a residence use district, and partly in a business use district, for a term of ten years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sale of accessories with curb cuts and sign more than the permitted distance from the intersection; premises 115-123 Kings Highway, and 1626-1640 Stillwell avenue, northwest corner (Block 6253, Lot 21), Borough of Brooklyn.

410-51-BZ—Application, June 11, 1951, under section 7e of the zoning resolution of Robert J. Farrington, for Gertrude Waxenbaum, owner, to permit in a residence use district, the change in occupancy from club and one family dwelling to funeral home; premises 1011 Pelham Parkway, northeast corner of Esplanade (Westchester); (Block 4365, Lot 5), Borough of The Bronx.

226-41-BZ—Reopened July 24, 1951 as Volume II—Ap-plication, July 18, 1951, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, for Joseph T. Donohue, owner, to permit in a residence use, B area district, the extension of one story altered building, for use as a store, using more than the area permitted; premises 60-62 East 86th street, south side, 134 ft. 5½ in. east of Madison avenue (Block 1497, Lots 48 and 48½), Borough of Manhattan.

460-51-BZ—Application, June 21, 1951, under sections 7f, 7i and 7h of the zoning resolution, of Henry George Greene, for Jerry I. Kaufman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, sale of accessories, lubritorium, car washing, motor vehicle repairs, and office; and to permit the parking and storage of more than five motor vehicles; premises Northwest corner East 162nd street and Park avenue, also northeast corner East 162nd street and Teller avenue (Block 2422, Lot 59), Borough of The Bronx.

815-26-BZ—Reopened May 22, 1951 as Volume III—Application, May 2, 1951, under section 7i of the zoning resolution of Robert Gottlieb, for 450 Southern Boulevard Realty Corporation, owner, to permit in a business and unrestricted use district, the change in occupancy from trade school to motor vehicle, body and fender repair shop; premises 450 Southern boulevard, west side, 66 ft. north of East 145th street and 825 East 145th street (Block 2600, Lot 28), Borough of The Bronx.

433-29-BZ—Reopened June 5, 1951 as Vol. III—Appli-cation, May 4, 1951, under sections 7i and 21 of the zoning resolution of Lama, Proskauer and Prober, for Sol Linchytz, owner (Richard Motors, lessee), to permit in a business use, C area district, the extension of existing building using more than the area permitted and the addition of touch up painting and spraying to existing motor vehicle repair shop, wheel alignment, brake-testing and lubrication; premises 807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue (Block 1429, Lots 56, 59, 60 and 61), Borough of Brooklyn.

472-37-BZ—Reopened April 10, 1951 as Volume III—Application, March 12, 1951, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, for Salvatore Castagna, owner (Volpe Brothers, lessee), to permit in a residence use, D area district, the erection and maintenance of a storage garage for more than five motor vehicles, lubritorium, auto laundry, motor vehicle repair shop and office, using more than the area permitted, on plot with an existing gasoline service station, lubritorium, car washing and office; premises 178-198 28th avenue and 2765-2773 Cropsey avenue, northeast corner (Block 6915, Lots 42, 49, 51 and 151), Borough of Brooklyn.

407-51-BZ—Application, May 22, 1951, under sections 21 and 19b of the zoning resolution, of J. Herbert Burmeister, applicant, on behalf of Lana Development Corp., owner, to permit in a residence use, D area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the Zoning Resolution as to rear yards and with parking and garage spaces as calculated for the development as a unit instead of individual buildings; premises 182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens.

408-51-A—182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens.

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508-51-BZ—Application, July 20, 1951, under sections 7c and 21 of the zoning resolution, of E. J. Cappello, applicant, for John B. Brennan, owner, to permit in residence use, G1 area district, the change in occupancy from one family dwelling to two family dwelling, and the erection of an extension nearer to lot line than is permitted; premises 41-12 170th street, west side, 87 ft. south of 41st avenue (Block 5346, Lot 31), Flushing, Borough of Queens.

590-51-BZ—Application, August 15, 1951, under sections 7c and 7e of the zoning resolution, of Samuel A. Hertz, applicant, for Rosirv Realty Corp., owner (Rachel Horowitz, lessee), to permit in the residence use district portion of a lot located in a residence and business use district, a curb cut and driveway to be used by existing hardware store for loading and unloading; and to permit the existing wooden shed over rear yard in residence and business use district portion to remain; premises 4309 Broadway, west side, 37 ft. 3½ in. south of West 184th street and 710 West 184th street (Block 2180, Lots 114 and 115), Borough of Manhattan.

591-51-A—4309 Broadway, west side, 37 ft. 3½ in. south of West 184th street and 710 West 184th street (1st floor, shed at rear and balcony); (Block 2180, Lots 114 and 115), Borough of Manhattan.

90-42-BZ—Reopened July 24, 1951 as Volume II—Application, June 28, 1951, under sections 7f, 7i and 7h of the zoning resolution of Henry George Greene, for Abraham Rubinstein, owner, to permit in a business district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on un-built upon portion of lot; premises West side of Edward L. Grant Highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx.

364-51-BZ—Application May 25, 1951, under section 7e of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Foreland Realty Corp., owner, to permit in a residence use district, the erection of business signs, for a term of years; premises 35-02 to 35-14 Crescent street, southwest corner of 35th avenue (Block 338, Lot 26), Long Island City, Borough of Queens.

413-49-BZ—Reopened June 19, 1951 as Volume II—Application, June 19, 1951, under section 7c of the zoning resolution of Schuman and Lichenstein, for 119-20 Corporation, owner (Rogers Drug Co., lessee), to permit in a residence and local retail use district, the extension of existing building for loading area with an entrance through residence use portion of plot; premises 119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), Jamaica, Borough of Queens.

415-50-BZ—Application, June 14, 1950, under section 7h of the zoning resolution, of Joseph A. Doyle, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

272-49-BZ—Reopened October 30, 1951—for consideration as to extension of term of variance—re Application of Joseph B. Klein, applicant, on behalf of Celestino Boggia Ricotto, owner, under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than five motor vehicles; premises 5-7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49 and 51), Borough of Manhattan.

458-38-BZ—Reopened January 9, 1951 as Volume II—Application, December 12, 1950, under sections 7e, 7h and 21, of the zoning resolution of Henry Nordheim, applicant, for Frank Memola, owner, to permit in a residence use district, the addition of parking and storage of motor vehicles to existing car washing and greasing (lubritorium); premises 1800 Cross Bronx expressway and 1376 Beach avenue, southeast corner (Block 3881, Lot 11), Borough of The Bronx.

438-39-BZ—Reopened July 17, 1951 as Volume III—Application, June 27, 1951, under sections 7c and 7f, of the zoning resolution of Lama, Proskauer and Prober, applicants, for Fannie Wolf, owner, to permit in a business use district, the extension in use and area of existing gasoline service station, lubritorium, auto laundry and store, to include motor vehicle repair shop; premises 4312-4318 Church avenue, south side, 40 ft. 8 in. west of Troy avenue (Block 4897, Lots 7 and 10), Borough of Brooklyn.

1002-40-BZ—Reopened October 3, 1951 as Volume II—Application, August 6, 1951, under section 7i, of the zoning resolution of David Weinberg, applicant, for Harold Swain, owner (Alamac Motors, lessee), to permit in a business use district, the extension of existing motor vehicle repair shop to adjoining building presently used as a motor vehicle show room, for a term of five years; premises 1546-1552 Jerome avenue, east side, 241.79 ft. south of East Mt. Eden avenue (Block 2846, Lot 21—formerly Lots 23, 24, 25 and part of Lots 22 and 26), Borough of The Bronx.

822-45-BZ—Reopened September 27, 1949 as Volume II—Application, August 15, 1947, under section 7c of the zoning resolution of Lama, Proskauer and Prober, applicants, for Max Blatman, owner, to permit in a business use district, the change in occupancy from public market to laundry (curtain cleaning business); (previously denied by the Board); premises 1573-1575 McDonald avenue, east side, 140 ft. north of Avenue N (Block 6564, Lot 58), Borough of Brooklyn.

229-49-BZ—Reopened September 11, 1951 as Volume II—Application, July 2, 1951, under 7h of the zoning resolution, of Joseph B. Klein, applicant, for Peter I. Feinberg, owner, (Milton Zellermyer, lessee), to permit in the residence use district portion of plot, the parking of motor vehicles for a term of years, for patrons and employees—no fee to be charged; premises 1677 Bruckner boulevard, northwest corner of Fteley avenue (Block 3721, Lots 1 and 8), Borough of The Bronx.

367-51-BZ—Application, May 9, 1951, under sections 7c and 7i of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, for Flood Oldsmobile Co. Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used as an automobile show-room, sales-room, motor vehicle repairs, auto-painting, welding, body repairs, parts storage and office; and to permit a gasoline service station and the sale and display of used cars on open portion of lot (for franchised Oldsmobile dealer); premises 14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (Block 3659, Lot 1), Borough of Brooklyn.

368-51-A—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (2nd floor); (Block 3659, Lot 1), Borough of Brooklyn.

471-51-BZ—Application, June 15, 1951, under section 7c and 21 of the zoning resolution, of Herman M. Cole, applicant, for Level Realty Co., Inc., owner (Alexander Department Store, lessee), to permit in a retail 1 use district, the extension of existing department store with proposed relocation of fire wall and proposed fifth floor.

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premises 121-137 Fordham road, north side, from Creston avenue to Grand Concourse, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

472-51-A—121-137 Fordham road, north side, from Grand Concourse to Creston avenue, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

609-51-BZ—Application, September 12, 1951, under sections 21 and 7c of the zoning resolution, of Forst and Forst, applicants, for Artmar Realty Corp., owner (82-73 Res, Inc., lessee), to permit in the local retail use district portion of lot located in a residence and local retail use district, a cabaret; premises 82-73 Parsons boulevard and 158-02 to 158-10 82nd drive, southeast corner (Block 6859, Lot 14), Jamaica, Borough of Queens.

19-51-A—82-73 Parsons boulevard, southeast corner of 82nd drive (Block 6859, Lot 14), Jamaica, Borough of Queens.

633-51-BZ—Application, September 20, 1951, under section 21 of the zoning resolution, of Albert E. Wheeler, applicant for William M. Bristol, Jr., owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage nearer to the street line than is permitted, and the enclosure of an existing terrace nearer to the street line than is permitted; premises West 252nd street, north side, 218.09 ft. west of Independence avenue and 5200 Sycamore avenue (Block 3424, Lot 359), Borough of The Bronx.

309-51-A—41-43 Marion street, north side, 200 ft. west of Reid avenue (1st floor); (Block 1691, Lot 47), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 27, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 27, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

490-51-A—Foot of Kent street, 527 ft. 5½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

489-51-A—Foot of Huron street, 643 ft. west of West street (Block —, Lot —), Borough of Brooklyn.

491-51-A—Foot of Java street, 544 ft. 1½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

237-51-A—116-162 Imlay street, west side, from Commerce to Verona streets, 111-121 Commerce street and 122-132 Verona street (1st, 5th and 6th floors); (Block 515, part of Lot 61), Borough of Brooklyn.

702-51-A—38 Renwick street, east side, 125 ft. south of Spring street (Block 594, Lot 71), Borough of Manhattan.

619-51-A—61-43 Borden avenue, north side, 138.19 ft. west of 64th street (attic floor); (Block 2366, Lot 51), Maspeth, Borough of Queens.

159-51-A—32-09 Douglaston parkway (also known as 600 West drive), northeast corner of Manor road (Block 8031, Lot 1), Douglaston, Borough of Queens.

310-51-A—8 East 63rd street, south side, 175 ft. east of 5th avenue (Block 1377, Lot 65), Borough of Manhattan.

464-15-A—1560-1562 Boone avenue, east side, 150 ft. south of 173rd street and 1565 West Farms road (1st floor); (Block 3014, Lot 15 (formerly Lot 17), Borough of The Bronx.

382-43-A—Vol. III—150 Ocean parkway, west side 395 ft. south of Caton avenue (Block 5328, Lot 30), Borough of Brooklyn.

25-48-A—Vol. II—99-20 Metropolitan avenue, southwest corner 70th road (Block 3894, Lot 40), Forest Hills, Borough of Queens.

24-48-A—Vol. II—99-18 Metropolitan avenue, south side, 23.50 ft. west of 70th road (Block 3894, Lot 39), Forest Hills, Borough of Queens.

23-48-A—Vol. II—99-16 Metropolitan avenue, south side, 43 ft. west of 70th road (Block 3894, Lot 38), Forest Hills, Borough of Queens.

184-51-A—443-445 West 22nd street, north side, 370 ft. 2¾ in. west of 9th avenue (Block 720, Lot 25), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 4, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December 4, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

436-37-BZ—Reopened July 17, 1951 as Volume II—Application, June 21, 1951, under sections 7f and 7h of the zoning resolution of Henry George Greene, for Amp Auto Service, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing lubritorium, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot; premises 239-255 East 3rd street, north side, 90 ft. west of Avenue C, 292-298 East 4th street, south side, 90 ft. west of Avenue C (Block 386, Lots 32 and 33), Borough of Manhattan.

426-51-BZ—Application June 1, 1951, under sections 7c, 7A and 21 of the zoning resolution of Sidney Daub, applicant on behalf of Level Realty Corp., owner (Alexander's Department Stores, Inc., lessee), to permit in a residence use, B area district, the change in occupancy from residence use to commercial use in conjunction with adjoining store, using more than the permitted area, with an entrance more than the permitted distance from intersection; premises 2520 Creston avenue, east side, 276.42 ft. north of East 190th street (Block 3167, Lot 22), Borough of The Bronx.

427-51-A—2520 Creston avenue, east side, 276.42 ft. north of East 190th street (Block 3167, Lot 22), Borough of The Bronx.

157-51-BZ—Application, February 23, 1951, under section 21 of the zoning resolution of Otto W. Kritz, for James G. O'Connor, owner, to permit in a residence use, E-1 area district, the erection and maintenance of a one-family dwelling without the required set-back from street line; premises 700 Metropolitan avenue, northwest corner of Thames avenue (Block 264, Lot 24), West New Brighton, Borough of Richmond.

607-51-BZ—Application, September 5, 1951, under section 7e of the zoning resolution of Lama, Proskauer & Prober, for John Pasta as *Attorney* for the Estate of

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Alice A. Pierce, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage of accessories, motor vehicle repairs and office, and to permit the parking of motor vehicles waiting to be serviced; premises 79-02 to 79-04 162nd street and 161-01 to 160-11 Union Turnpike, northwest corner and 161-02 to 161-12 79th avenue (Block 6842, Lots 16 and 18), Flushing, Borough of Queens.

655-51-BZ—Application, October 8, 1951, under section 7e of the zoning resolution, of James E. Casale, for The Brooklyn Improvement Co., owner, to permit in a residence use district, the change in occupancy from residence, to business use (offices) and residence; premises 8 East 65th street, south side, 175 ft. east of Fifth avenue (Block 1379, Lot 64), Borough of Manhattan.

687-51-BZ—Application, October 23, 1951, under section 21 of the zoning resolution of George A. Boehm, for Board of Education, City of New York, owner, to permit in a residence use, E area district, the erection and construction of addition to existing public school nearer to the street line than is permitted; premises Block bounded by Park terrace, Lindenwood avenue and School street (Block 5221, Lot 1), Great Kills, Borough of Richmond.

590-29-BZ—Reopened May 1, 1951 as Volume II—Application, April 6, 1951, under sections 7f, 7i and 7e of the zoning resolution of C. Corey Mills, for Nathan Gottesman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, and the sale and service of five used cars for a term of twenty years; premises 1032-1044 Myrtle avenue, south side, 182.4 ft. east of Sumner avenue (Block 1585, Lot 14), Borough of Brooklyn.

202-51-BZ—Application, March 26, 1951, under sections 7c and 21 of the zoning resolution, of Abraham N. Horwitz, for Joseph J. Noe, owner, to permit in a residence use, E area district, the erection and maintenance of an extension to existing factory, without the required rear yard, and nearer to the street line than is permitted; premises 1952 Mayflower avenue, east side, 120 ft. south of Wilkinson avenue (Block 4232, Lots 23 and 26), Borough of The Bronx.

276-51-BZ—Application, April 17, 1951, under section 7h of the zoning resolution, of Max Horn, for John White, owner, to permit in the residence use portion of a plot located in a residence and business use district, the parking and storage of motor vehicles for a term of years; premises 166-03, 166-15, 166-19 Baisley boulevard, north side, from 166th to 167th streets, 120-37 to 120-75 166th street and 120-48 to 120-76 167th street (Block 12382, Lots 29 and 39), Jamaica, Borough of Queens.

332-51-BZ—Application, May 8, 1951, under section 7e of the zoning resolution of Charles N. and Selig Whinston, for George J. Coker, owner, to permit in a residence use district, the change in occupancy from garage for six private cars and dwelling—to garage (for three motor vehicles), caterer's kitchen and two dwellings, for a term of twenty-five years; premises 167 East 73rd street, north side, 180 ft. east of Lexington avenue (Block 1408, Lot 27), Borough of Manhattan.

422-51-BZ—Application, June 15, 1951, under section 7h of the zoning resolution of Max Horn, for Florence Le Beau, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 120-30 to 120-40 165th street, west side, 207 ft. north of 122nd avenue and 120-23 to 120-27 164th street, east side, 240 ft. south of 120th avenue (Block 12379, Lots 18, 19, 20, 50 and 52), Jamaica, Borough of Queens.

423-51-BZ—Application, June 15, 1951, under section 7h of the zoning resolution of Max Horn, for Jeanette Raabe, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 163-11 to 163-19 122nd avenue and 120-56 to 120-60 164th street, northwest corner (Block 12378, Lots 59 and 62), Jamaica, Borough of Queens.

424-51-BZ—Application, June 15, 1951, under section 7h of the zoning resolution of Max Horn, for Joseph Sulitzky, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 120-44 to 120-54 Smith street, west side, 103.75 ft. north of 122nd avenue (Block 12379, Lots 56 and 58), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

DECEMBER 4, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, December 4, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

103-51-SM—Service Specialties Fill Box for Gasoline.

715-50-SM—United States Gypsum 2¾ Inch Long Length Hollow Rocklath and United States Gypsum Plaster Partition.

432-51-SM—Ramset Fastening Tool Models 122 and 238.

350-51-SA—ABC Oil Burner, Model 56, marketed as Burnham Oil Burner Model 56, Homer Oil Burner, Model 56, Comfortzone Oil Burner, Model 56, Norge Heat Oil Burner, Model 56, Radiatron Oil Burner, Model 56, Rybolt Oil Burner, Model 56, Certified Oil Burner, Model 56, U. S. Solarflame Oil Burner, Model 56, Weil-McLain Oil Burner, Model 56, Cities Service Oil Burner, Model 56, Kleen Heat Oil Burner, Model 81, Fitzgibbons Oil Burner, Model 56, Kewanee Oil Burner, Model 56, Firewel Oil Burner, Model 56, Ko-A-Aire Oil Burner, Model 56, Zephyr Oil Burner, Model 56, Ingersoll Oil Burner, Model 56, Feder 1 Oil Burner, Model 56, Utica Oil Burner, Model 56, Powergil Oil Burner, Model 56, Kalamazoo Oil Burner, Model 56.

623-51-SA—Hudson Indirect Gas Heated Oven Series, 1100 (for temperatures up to 300° F.).

880-50-SA—Sec-O-Matic Dry Cleaning System—Models AH, AR, AHR.

482-51-SM—Aggolite Plasticizing Admixture for Mortar.

483-51-SA—The Otis 6897C Car Door Electric Contact.

631-51-A—162-164 West 48th street, south side, 140 ft. east of 7th avenue (2nd, 3rd and 4th floors); (Block 1000, Lots 58 and 158), Borough of Manhattan.

573-51-A—2-14 George street and 147-163 Melrose street, east side of Evergreen avenue from George to Melrose streets (Block 3156, Lots 1 to 6, 8, 10, 11, 52, 53 and 54), Borough of Brooklyn.

595-51-A—337 Richmond avenue and 167 Palmer avenue, northeast corner (Block 1938, Lot 1), Port Richmond, Borough of Richmond.

635-51-A—170 Lombardy street, southwest corner of Varick avenue (Block 2837, Lot 1), Borough of Brooklyn.

731-48-A—990 Bedford avenue, west side, 38 ft. north of DeKalb avenue (Block 1928, Lot 69), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

DECEMBER 11, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 11, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

89-38-BZ—Vol. II—Reopened April 24, 1951 as Volume II—Application, March 28, 1951, under sections 7e, 7f, 21 of the zoning resolution of Herman Kron, applicant, for Isaac T. Flatto, owner, to permit in a business use district portion of a lot located in a residence and business use district, the erection and maintenance of a garage (C area) for more than five motor vehicles using more than the area permitted and with roof parking; premises 714 Cypress avenue and 1682 Palmetto street, southeast corner (Block 3449, part of Lot 6), Ridgewood, Borough of Queens.

203-51-BZ—Application, March 26, 1951, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, for Monde Realty Corp., owner, to permit in a residence use, D1 area district, the erection and maintenance of seventeen one family dwellings without the required side yards at both ends of each group, and nearer to the street line than is permitted; premises 65-40 to 65-58 Alderton street, southwest of Elwell Crescent and northwest corner of 66th avenue and 86-01 to 86-15 66th avenue (Block 3135, Lots 1, 89 to 96 inclusive and 6 to 12 inclusive), Forest Hills, Borough of Queens.

543-51-BZ—Application, August 3, 1951, under section 7h of the zoning resolution, of Henry George Greene, applicant, for Gehring Realty Corp., and Ravenast, Inc., owners, to permit in the residence use district portion of a lot located in a residence and retail use district, the extension of existing parking and storage of motor vehicles for a term of years; premises 183-02 to 183-20 Hillside avenue and 88-02 to 88-18 184th street, southwest corner and 88-01 to 88-15 183rd street (Block 9930, Lots 22, 26, 27, 31 and 39), Jamaica, Borough of Queens.

564-51-BZ—Application, August 17, 1951, under section 7h of the zoning resolution, of J. G. L. Molloy, applicant, for C. L. R. Realty Co., Inc., owner, to permit in a residence and business use district, the parking and storage of motor vehicles for a term of years; premises 101-06 Queens boulevard, south side, 37.14 ft. east of 67th road and 100-26 to 100-36 67th road (Block 3171, Lots 19, 21 and 23), Forest Hills, Borough of Queens.

1051-21-BZ—Reopened June 5, 1951 as Volume II—Application, May 21, 1951, under sections 7c, 7e and 7f of the zoning resolution of Anthony T. Nappi, for Mary Nappi, owner, to permit in a residence and business use district, the additional use of a gasoline service station, auto washing, lubrication, sale of auto accessories and office; and the parking of motor vehicles waiting to be serviced—to existing garage for more than five motor vehicles and motor vehicle repair shop; premises 1820-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

627-51-BZ—Application, September 13, 1951, under sections 7e, 7f, 7h and 7i, of the zoning resolution of Paul Friedman, for Benson Chevrolet, Inc., owner (General Outdoor Advertising Co., lessee), to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop incident to authorized automobile dealer's use, including a non-storage garage for more than five, but not more than seventy motor vehicles; an automobile showroom for authorized automobile dealer; storage sale and display of more than five but not more than twenty-five used motor vehicles; free parking of more than five but less than thirty motor vehicles for patrons and employees only, office, confer-

ence room and storage of bulk auto parts; with a roof sign not in conformity with Zoning Resolution; premises 1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (Block 6341, Lot 30), Borough of Brooklyn.

628-51-A—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (mezzanine); (Block 6341, Lot 30), Borough of Brooklyn.

559-47-BZ—Reopened April 10, 1951 as Volume II—Application, March 12, 1951, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober on behalf of Abe Messinger, owner (Ace Automobile Sales Co., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; premises 1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn.

166-20-BZ—Reopened May 22, 1951 as Vol. II—Application April 7, 1951, under sections 7c, 7e and 7i of the zoning resolution of George L. Bosquet, applicant on behalf of George F. Rohe, owner (Bay Motors, lessee), to permit in a residence and business use district, the addition of showroom and motor vehicle repair shop to existing non-storage garage for more than five motor vehicles and gasoline service station; premises 209-30 Northern boulevard, south side, 200 ft. east of Oceania street (Block 7309, Lots 13 and 47), Bayside, Borough of Queens.

100-48-BZ—Vol. II—Reopened July 10, 1951 as Volume II—Application, September 11, 1950, under sections 7c and 7i, of the zoning resolution of Henry Nordheim, applicant, for John H. Bush, owner, to permit in a business use district the conversion of a building on plot into a motor vehicle repair shop; premises 1933-1959 Webster avenue, 1876-1892 Valentine avenue and 350-360 East 178th street, south side, from Valentine to Webster avenues (Block 2815, Lot 1), Borough of The Bronx.

319-51-BZ—Application, April 17, 1951, under section 21 of the zoning resolution of Charles Abrahams, applicant, for Max Engel and Louis Pelzig, owners, to permit in an unrestricted use, C area district, the extension of existing building using more than the area permitted; premises 188-204 Dupont street, south side, 100 ft. east of Oakland street (Block 2497, Lots 10, 11, 12, 13 and 14), Borough of Brooklyn

348-51-BZ—Application, May 2, 1951, under sections 7c and 7i of the zoning resolution of Oswald Fischer, applicant, for Carlo Castoro and Frank Macchia, owners, to permit in a business use district the reconstruction and extension of existing gasoline service station, lubritorium, motor vehicle repairs and sale and storage of accessories, with a curb cut more than the permitted distance from intersection; premises 88-20 to 88-24 Astoria boulevard, southwest corner of 89th street (Block 1362, Lots 1 and 10), Jackson Heights, Borough of Queens.

413-51-BZ—Application, June 12, 1951, under section 7h of the zoning resolution of Joseph Lau, applicant, for M. Brand and Sons, Inc., owner, to permit on the unbuilt upon portion of a plot located in a residence use district the parking and storage of motor vehicles, for a term of five years; premises 411-417 East 48th Street, north side, 135 ft. east of 1st avenue and 410-412 East 49th street (Block 1360, Lot 8), Borough of Manhattan.

684-28-BZ—Reopened May 22, 1951 as Volume III—Application, April 25, 1951, under sections 7c, 7i of the zoning resolution of Hal. I Mirowotz, for Sophie Nemser, owner, to permit in a business use district, the extension of existing accessory building and the addition of motor vehicle repairs to existing gasoline service station, lubri-

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torium, tire room with parking and storage of more than five motor vehicles on unoccupied portion of lot; premises 740-744 5th avenue and 322-332 24th street, southwest corner (Block 652, Lot 39), Borough of Brooklyn.

276-49-BZ—Reopened November 7, 1951 as Volume II—Application, October 10, 1951, under section 7h of the zoning resolution of Lama, Proskauer and Prober, for Louis F. X. Santangelo, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of five years; premises 38-42 Henry street, south side, 339 ft. west of Market street (Block 277, Lots 37 and 38), Borough of Manhattan.

250-51-BZ—Application, April 9, 1951, under section 7e of the zoning resolution of A. H. Salkowitz, for Otto and Erna May, owners, to permit in a residence and local retail use district, a used car lot in the local retail use district portion of lot; premises 155-05 Northern boulevard, northeast corner of 155th street (Block 5271, Lot 7), Flushing, Borough of Queens.

375-51-BZ—Application, May 29, 1951, under section 7e of the zoning resolution of M. Martin Elkind, for Almoros Realty Corp., owner (Almoros Realty Corp., lessee), to permit in a residence use district, the change in occupancy of an apartment in a class A (multiple dwelling) from residence use to telephone interception service; premises 42-54 Judge street and 85-01 Elmhurst avenue, southwest corner (Block 1518, Lot 44), Elmhurst, Borough of Queens.

616-51-BZ—Application, September 5, 1951, under section 7h of the zoning resolution of Herman Kron, for 849-1st Avenue Corporation, owner (Morris Robbing, lessee), to permit in a restricted retail use district, the parking and storage of more than five motor vehicles for a term of years; premises 849-851 1st avenue, west side, 550.3 ft. north of East 47th street (Block 1340, Lots 25, 27 inclusive), Borough of Manhattan.

653-51-BZ—Application, October 8, 1951, under section 7h of the zoning resolution of Joseph Schafren, for Northcrest Gardens Corp., owner (Parion Theatre Corp., lessee), to permit in the residence use portion of a plot located in a residence and business use district, the parking and storage of motor vehicles; premises 153-25 79th avenue, north side, 100.27 ft. west of Parsons boulevard (Block 6815, Lot 23 and part of Lot 20), Flushing, Borough of Queens.

683-51-BZ—Application, October 16, 1951, under section 7h of the zoning resolution of Paul Friedman, for Board of Transportation (John Scala and Patrick Scala, doing business as Scala Contracting Co., lessee), to permit in a residence and business use district, an automobile laundry conducted as the principal business of the establishment, and to permit the parking and storage of motor vehicles for a term of years; premises 291-359 10th street, northeast corner of 4th avenue (Block 1010, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 11, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, December 11, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

203-48-SM—Pennsylvania Range Boiler Company 275 Gallon Fuel Oil Storage Tank; (reopened October 23, 1951 re amendment of resolution as to change in dimension of 275 gallon fuel oil tank).

669-51-SM—50" Dynel Print, Model 71470.

79-51-SM—QRS De Luxe Fabric Flame Retardent Interior.

548-51-SM—Hauserman Movable Partitions Model CCA (sub-dividing partition).

362-51-SA—Paracoil Fuel Oil Preheater Type GF (Gas Fired Indirect).

668-51-SM—50" Swirl Dynel Damask—Model 16478.

385-48-SM—Vol. III—USF One and One-Half Hour Hollow Metal Door (1½" thick); (reopened July 10, 1951 re amendment of resolution as to include Rockwool as the insulation in the approved 1½" doors).

819-50-SA—Bryant Gas-Fired Winter Air Conditioner—Model 324.

862-50-SA—UsAirco Gas Fired Unit Heaters, Models 20270, 20100, 20135, 23055, 23090, 23120, 23160, 23200, 23180, 23240 and 20200.

244-51-SA—Sil-Ex Washers, Model A, (Dry cleaning).

613-41-SM—Vol. II—Quaker Diapene A (Flameproofing Compound).

931-50-A—215-04, 215-06, 215-10 and 215-12 69th avenue; 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bay side, Borough of Queens.

641-51-A—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue (Block 1220, Lot 63), Borough of Brooklyn.

723-51-A—5050 Iselin avenue, southeast corner of Delafield avenue (Block 3415-T, Lot 1), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 18, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, December 18, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

787-50-BZ—Application, October 16, 1950, under section 7c of the zoning resolution of Simeon Heller, for Anna Di Agostino, owner (Jerry and Leonardo, Inc., lessee), to permit in a business use district, the extension of (in use and area), an existing gasoline service station and motor vehicle repair shop (previously granted by the Board for a term of years—expires June 28, 1951), to be used as a gasoline service station, office, salesroom motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicles waiting to be serviced premises 47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona, Borough of Queens.

82-51-BZ—Application January 31, 1951, under section 7e and 7h of the zoning resolution of Henry Hurwit applicant on behalf of 1600 Adams Street Corp., owner to permit in the residence use portion of a lot, the continuance of existing frame building as a motor vehicle repair shop and the parking and storage of motor vehicles.

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cles with a driveway and curb cut (site partially in a business use and partially in a residence use district); premises 1601-1609 Van Buren street, south side, 340 ft. west of Van Nest avenue (Block 4018, Lot 20) and 1608 Adams street, north side, 80 ft. west of East Tremont avenue (Block 4018, Lots 20 and 43), Borough of The Bronx.

83-51-A—1601-1609 Van Buren street, south side, 340 ft. east of Van Nest avenue (Block 4018, Lot 20), Borough of The Bronx.

251-51-BZ—Application April 10, 1951, under section 7h of the zoning resolution of Max Horn, applicant on behalf of Mathilde A. Brauer, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 120-09 New York boulevard, east side, 40 ft. south of 120th avenue (Block 12378, Lot 26), Jamaica, Borough of Queens.

252-51-BZ—Application April 10, 1951, under section 7h of the zoning resolution, of Max Horn, applicant on behalf of Sophie Hausser, owner, to permit in a residence use district, the parking and storage of motor vehicles, for a term of years; premises 120-48 166th street, west side, 274.43 ft. north of Baisley boulevard (Block 12381, Lot 72), Jamaica, Borough of Queens.

838-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubritorium and accessory sales; premises 3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

817-50-BZ—Reopened November 27, 1951 as Vol. II for consideration as to rehearing re change of zoning effective May 15, 1951 re—Application of William A. Lacerenza, applicant, for Napach Realty Corporation, owner, under section 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of stores with show windows and entrances beyond the permitted distance from the intersection; premises 352-360 Avenue S and 2083-2091 McDonald avenue, southeast corner (Block 7104, Lots 112 and 114), Borough of Brooklyn.

249-47-BZ—Reopened November 20, 1951, for consideration as to extension of term of variance—re Application of Jacob J. Gloster, applicant, for Dominick Lamacchia, owner, under section 7e of the zoning resolution, to permit in a business use district, for a term of years, change in occupancy from storage and office, to office, storage, and baling of waste paper; premises 596 Water street and 80 Montgomery street, northwest corner (Block 245, Lot 47), Borough of Manhattan.

83-17-BZ—Reopened October 23, 1951 as Volume II—Application, October 4, 1951, under sections 7e and 21 of the zoning resolution of Imre Chairman, applicant, for Samuel Begon, owner (Isador Ferleger, lessee), to permit in a residence and business use district, the rearrangement of stores, and the change in occupancy of one of the stores to a launderette; premises 581 Howard avenue, east side, 100 ft. 5 in. south of Pitkin avenue (Block 3512, Lot 36), Borough of Brooklyn.

1187-24-BZ—Reopened October 9, 1951 as Volume II—Application, August 28, 1951, under sections 7c and 7d of the zoning resolution of New York Telephone Company, owner, to permit in a residence use district, the extension of existing central telephone exchange building; premises 87-28 109th street, west side, 264.67 ft. south of Jamaica avenue and 87-29 108th street (Block 9298, Lots 91, 1, 55 and 56), Richmond Hill, Borough of Queens.

201-27-BZ—Reopened July 10, 1951 as Volume III—Application, June 13, 1951, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, for L. and R. Realty Co., Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles waiting to be serviced; with a show window and entrance (curb cut) more than the permitted distance from the intersection; premises 333-339 Reid avenue and 134-140 Chauncey street, southeast corner (Block 1692, Lot 6), Borough of Brooklyn.

483-29-BZ—Reopened January 30, 1951 as Volume II—Application, January 2, 1951, under sections 7c, 7i and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, for Socony-Vacuum Oil Co., Inc., owner, to permit in a business use district, the addition of motor vehicle repairs and the parking and storage of more than five motor vehicles to existing gasoline service station, lubritorium, and auto laundry; and to permit the proposed increase and change of curb cuts, enclosure of pits and the installation of a pedestal sign, and to permit the omission of masonry piers and link chains; premises 2090 Bronxdale avenue and southwest corner of Brady avenue and White Plains road (Block 4283, Lot 1), Borough of The Bronx.

868-49-BZ—Reopened October 23, 1951 as Volume II—Application, September 13, 1951, under sections 7c and 7h of the zoning resolution, of Paul Friedman, applicant, for Max Geffner, owner (Max Geffner doing business as Geffner Motors, lessee), to permit in the residence use district portion of a plot located in a residence and retail district, the parking of motor vehicles for patrons and employees (no fee to be charged), accessory to existing adjoining showroom for sale and display of motor vehicles, accessories and parts by authorized dealer, motor vehicle repair shop and gasoline service station (previously granted by the Board—expires April 11, 1965) with an opening in south wall of existing building for ingress and egress; premises 224-02 to 224-06 Merrick boulevard and 134-01 to 134-17 224th street; southeast corner (Block 13105, Lots 33 and 41), Laurelton, Borough of Queens.

384-51-BZ—Application, June 4, 1951, under section 21 of the zoning resolution, of Warren A. Sambach, applicant, for Reliance Federal Savings and Loan Association of Queens Village, owner, to permit in a manufacturing use, C area district, the extension of existing bank building, using more than the area permitted; premises 216-26 Jamaica avenue, south side, 97.75 ft. west of 218th street (Block 10759, Lot 161), Queens Village, Borough of Queens.

389-51-BZ—Application, May 16, 1951, under section 7f of the zoning resolution of John B. Snook Sons and Victor C. Farrar, applicants, for Carnegie Hall Auto Rental, Inc., owner, to permit in a business use district, the extension of garage use on West 56th street (Lot 40), presently used as a storage garage, to be extended into building located on Lot 39, presently used as a non-storage garage (three pleasure cars, balance dead storage); premises 108 to 112 West 56th street, south side, 150 ft. west of Avenue of the Americas (Block 1008, Lots 39 and 40), Borough of Manhattan.

390-51-A—108 to 112 West 56th street, south side, 150 ft. west of Avenue of the Americas (Block 1008, Lots 39, 40), Borough of Manhattan.

684-51-BZ—Application, October 23, 1951, under section 21 of the zoning resolution, of Ingram S. Carner, applicant, for Seaford Realty Corporation, owner, to permit in an unrestricted use, C area district, the erection and maintenance of a store (super market) using more than the area permitted; premises 15-07 122nd street, east side,

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50.03 ft. south of 15th avenue (Block 4084, Lot 13), College Point, Borough of Queens.

741-51-BZ—Application, November 9, 1951, under section 7h of the zoning resolution, of Millard Henlein, applicant, for S. H. Kress and Co. (Samuel Gold, lessee), to permit in a restricted retail use district, the parking and storage of more than five motor vehicles for a term of three years; premises 351-353 1st avenue, west side, 54 ft. north of East 20th street and 355-357 East 20th street, north side, 60 ft. west of 1st avenue (Block 926, Lots 38, 39), Borough of Manhattan.

168-51-A—Appeal from a decision of the fire commissioner, re transportation, storage and sale of combustible mixture, known as Revlon Nail Enamel Remover in glass containers, in New York City (quantity in containers not in conformity with Administrative Code requirements).

557-51-A—42-16 21st street (Van Alst avenue), west side, 115 ft. south of Bridge Plaza South (South Jane street); (Block 457, Lot 162), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

DECEMBER 18, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, December 18, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

336-51-A—982 East 55th street, west side, 55 ft. north of Avenue H (Block 7738, Lot 77), Borough of Brooklyn.

182-51-A—138-140 Center street, east side, 73.4 ft. north of White street (Block 198, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 8, 1952, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 8, 1952, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

556-51-A—Applicant pursuant to Section 36 of the General Law to permit the erection of a building on a lot not fronting on a legally mapped street; premises 105 Beach 19th street, west side, 393.03 ft. south of Seagirt avenue (ground floor); (Block 290, Lot 25), Far Rockaway, Borough of Queens.

725-51-A—109-45 Francis Lewis boulevard and 206-01 Hollis avenue, northeast corner (Block 10913, Lot 33), Bellaire, Borough of Queens; (under section 35 of the General City Law re bed of mapped street—proposed widening of Francis Lewis boulevard).

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of November 14, 1951).

705-49-BZ

APPLICANT—Charles M. Spindler, for Carmine Imbriale, owner (Pat's Auto Service, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory building for lubrication, auto washing, office and sale of auto accessories, for a term of fifteen years.

PREMISES AFFECTED—46-52 Bay Ridge avenue and 6902-6912 Narrows avenue, southwest corner (Block 5868, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee	3
Negative	0
Absent: Commissioner Kleinert	1

THE RESOLUTION (705-49-BZ)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with

accessory building for lubrication, auto washing, office and sale of auto accessories, for a term of fifteen (15) years, affecting premises 46-52 Bay Ridge avenue and 6902-6912 Narrows avenue, southwest corner (Block 5868, Lot 29), Borough of Brooklyn was granted by the Board March 21, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended April 3, 1951; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 21, 1950, by adding thereto:

"that in the event the owner desires to locate the accessory building on the west lot line instead of 4 ft. away therefrom, as approved, such change in location may be permitted, as indicated on revised plan marked 'Received October 30, 1951' (1 sheet) and that any windows erected in the westerly wall of accessory building shall be of steel frames and sash and self-closing; that in all other respects the requirements of the resolution adopted by the Board of March 21, 1950, shall be complied with; that in view of statement by the applicant that all plans have been approved, permits have been obtained and the work has been substantially completed, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution (NB 923/49)."

925-50-BZ—Vol. II

APPLICANT—Art Steel Sales Corp., for Arthur Burgen and Sidney Cohen, owners.

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SUBJECT—Application for consideration—reopening to consider new proposal—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit partly in a business and partly in a residential use, B area district, the erection of one-story storage building, exceeding the area permitted and the use of open area in residence portion of lot for parking, loading and exit from building (previously denied for factory and warehouse).

PREMISES AFFECTED—5696 Broadway and 234 West 234th street, southwest corner (Block 3405, Lots 35, 37, 39, 41, 43 and 45), Borough of The Bronx.

APPEARANCES—

For Applicant: Morris Wagman and Joseph Burger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Reopened as Vol. II to consider a new proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee 3

Negative 0

Absent: Commissioner Kleinert 1

Adjourned: 3:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 20, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

ZONING APPLICATIONS

166-20-BZ—Vol. II

APPLICANT—George L. Bosquet, for George F. Rohe, owner (Bay Motors, lessee).

SUBJECT—Application reopened May 22, 1951—re Application (decision of the borough superintendent) under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the addition of showroom and motor vehicle repair shop to existing non-storage garage for more than five motor vehicles and gasoline service station.

PREMISES AFFECTED—209-30 Northern boulevard, south side, 200 ft. east of Oceania street (Block 7309, Lots 13 and 47), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 11, 1951, 10 A.M. for inspection by the committee of the Board and for hearing after the inspection.

1051-21-BZ—Vol. II

APPLICANT—Anthony T. Nappi, for Mary Nappi, owner.

SUBJECT—Application reopened June 5, 1951—re Application (decision of the borough superintendent) under sections 7c, 7e and 7f of the zoning resolution, to permit in a residence and business use district, the additional use of a gasoline service station, auto washing, lubrication, sale of auto accessories and office; and the parking of motor vehicles waiting to be serviced—to existing garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—1820-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony T. Nappi.

For Opposition: Abram Shlefstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 11, 1951, at 10 A.M. for inspection and decision without further argument.

559-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abe Messenger, owner. (Ace Automobile Sales Co., lessee).

SUBJECT—Application reopened April 10, 1951—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs and office.

PREMISES AFFECTED—1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Benjamin B. Robin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 11, 1951, at 10 A.M. for further inspection and decision; no further argument.

100-48-BZ—Vol. II

APPLICANT—Henry Nordheim, for John H. Bush, owner (Kesbec, Inc., lessee).

SUBJECT—Application reopened July 10, 1951—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the conversion of a building on plot into a motor vehicle repair shop.

PREMISES AFFECTED—1933-1959 Webster avenue, 1876-1892 Valentine avenue and 350-360 East 178th street, south side, from Valentine to Webster avenues (Block 2815, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 11, 1951, at 10 A.M. for inspection by a committee of the Board and further consideration after inspection.

413-49-BZ—Vol. II

APPLICANT—Schuman and Lichenstein, for 119-20 Corporation, owner (Rogers Drug Co., lessee).

SUBJECT—Application reopened June 19, 1951—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district, the extension of existing building for loading area with an entrance through residence use portion of plot.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Simon Alderman, Joseph V. McKee and Gilbert Lazerus.

For Opposition: Joseph S. May, James R. Bland, Fred A. Wilson and Rev. Robert P. Johnson.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 27, 1951, at 10 A.M. for applicant to submit new decision from the borough superintendent, as to revised plan submitted.

415-50-BZ

APPLICANT—Joseph A. Doyle, owner.
SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.
PREMISES AFFECTED—42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.
APPEARANCES—
For Applicant: Joseph A. Doyle.
For Opposition: Leo E. Sherman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 27, 1951, at 10 A.M. for further consideration after applicant has submitted written statement from Hotel Sanford as to its position in regard to proposed use.

838-50-BZ

APPLICANT—R. V. Perotto, for Attilio Bonassin, owner.
SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubritorium and accessory sales.
PREMISES AFFECTED—3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.
APPEARANCES—
For Applicant: R. V. Perotto.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 18, 1951, at 10 A.M. for inspection and decision without further argument.

319-51-BZ

APPLICANT—Charles Abrahams, for Max Engel and Louis Pelzig, owners.
SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the extension to existing building using more than the area permitted.
PREMISES AFFECTED—188-204 Dupont street, south side, 100 ft. east of Oakland street (Block 2497, Lots 10, 11, 12, 13 and 14), Borough of Brooklyn.
APPEARANCES—
For Applicant: Charles Abrahams and Merrill J. Engel.
For Opposition: John A. Rogalin, Theodore Glazik and Leonard Wotewoda.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 11, 1951, at 10 A.M. for inspection and decision without further argument.

348-51-BZ

APPLICANT—Oswald Fischer, for Carlo Castoro and Frank Macchia, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station, lubritorium, motor vehicle repairs and sale and storage of accessories, with a curb cut more than the permitted distance from intersection.
PREMISES AFFECTED—88-20 to 88-24 Astoria boulevard, southwest corner of 89th street (Block 1362, Lots 1 and 10), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Oswald Fischer, Frank Macchia and Carlo Castoro.
For Opposition: Christopher Stumpf, Stella Hirsch, Helen Stumpf, Mrs. M. Morea and Mrs. Kahn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 11, 1951, at 10 A.M. for inspection and decision without further argument.

413-51-BZ

APPLICANT—Joseph Lau, for M. Brand & Sons, Incorporated, owner.
SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit on the unbuilt upon portion of a plot located in a residence use district, the parking and storage of motor vehicles for a term of five (5) years.
PREMISES AFFECTED—411-417 East 48th street, north side, 135 ft. east of First avenue and 410-412 East 49th street (Block 1360, Lot 8), Borough of Manhattan.
APPEARANCES—
For Applicant: Joseph Lau, Jesse Brand and Leo Brand.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 11, 1951, at 10 A.M. for inspection and decision without further argument.

426-51-BZ

APPLICANT—Sidney Daub, for Level Realty Corporation, owner (Alexander's Department Stores, Inc., lessee).
SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence, B area district, the change in occupancy from residence use to commercial use in conjunction with adjoining store, using more than the permitted area, with an entrance more than the permitted distance from the intersection.
PREMISES AFFECTED—2520 Creston avenue, east side, 276.42 ft. north of East 190th street (Block 3167, Lot 22), Borough of The Bronx.
APPEARANCES—
For Applicant: Sidney Daub and Edward A. Doberman.
For Opposition: Harry Friedling.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 4, 1951, at 10 A.M. at the request of the applicant.

627-51-BZ

APPLICANT—Paul Friedman, for Benson Chevrolet, Inc., owner (General Outdoor Advertising Co., lessee).
SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7h and 7i of the

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zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop incident to authorized automobile dealer's use, including a non-storage garage for more than five but not more than seventy motor vehicles; an automobile showroom for authorized automobile dealer; storage, sale and display of more than five but not more than 25 used motor vehicles; free parking of more than five but less than 30 motor vehicles for patrons and employees only, office, conference room and storage of bulk auto parts; with a roof sign not in conformity with Zoning Resolution.

PREMISES AFFECTED—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (Block 6341, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 11, 1951, at 10 A.M. for inspection and decision without further argument.

601-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Halding Development Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i, 7A and 7h of the zoning resolution, to permit in a business use district, the construction and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sale of accessories, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, with an entrance more than the permitted distance from intersection.

PREMISES AFFECTED—162-01 to 162-09 43rd avenue and 42-39 to 42-47 162nd street, northeast corner (Block 5393, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Mrs. T. J. Cymmer, May F. Kuhn, Gertrude A. Dux, Marie Duff, Cynthia Dorfman, Yervant Haigazoon, Joseph H. Riley, Dorothy Goebel, Richard Will, Martin D. McDonald, Walter G. Mith and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

109-34-BZ—Vol. II

APPLICANT—Morton S. Cahn, for Louis Feierstein, owner.

SUBJECT—Application reopened February 14, 1951—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the addition of motor vehicle repairing to existing gasoline service station, sales and auto accessories, greasing, auto laundry, and office; and the parking for ten cars.

PREMISES AFFECTED—64-40 Myrtle avenue and 72-02 Cypress Hills street, southwest corner (Block 3594, Lot 7), Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn and Louis Feierstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (109-34-BZ—Vol. II)

WHEREAS, Morton S. Cahn for Louis Feierstein, owner, filed January 30, 1951 an application under section 7i of the zoning resolution, to permit in a business use district the addition of motor vehicle repairing to an existing gasoline service station, sales and auto accessories, greasing, auto laundry and office; and the parking for ten cars (previously granted by the Board), affecting premises 64-40 Myrtle avenue, and 72-02 Cypress Hills street, southwest corner (Block 3594, Lot 7), Glendale, Borough of Queens; and

WHEREAS, this application was reopened as Volume II on February 14, 1951, subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on October 23, 1951 after due notice by publication in the Bulletin, and laid over to November 20, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Cypress Hills street, Myrtle avenue and the site are in a business use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 18, 1951 acting on Alt. Applic. 2066-50, reads:

"1. To change the use in a business district, from gasoline service station, office, sales and auto accessories, greasing, auto laundry, parking for ten cars to gasoline service station, office, sales and auto accessories, greasing, auto laundry, parking for ten cars and motor vehicle repairs is prohibited by Art. II Sec. 4 of the Building Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 52 ft. and 125.91 ft. frontage by 100 ft. and 153.47 ft. in depth, irregular, improved with a one-story masonry building 73 feet in length with a depth of 23 feet, 6 inches; that this building was erected under N.B. 1697-33 and that certificate of occupancy 51611-35 was issued for office, sales and auto accessories, greasing, auto laundry, parking limited to ten cars, number of pumps to eight, no motor vehicle repairs permitted on premises; that these premises have been continually used, in addition to the aforementioned uses for motor vehicle repairs within the westerly portion of the accessory building; that the present owner, who purchased these premises in the early part of 1946, continued to extend similar services to the community, and on July 31, 1950 violation number 3069-50 was issued; that it is proposed to obtain a new certificate of occupancy so as to include auto repairs in order that the present owner may continue to stay in business as the revenue gained at this location, without auto repairs, is insufficient to maintain this establishment; that though eight gasoline dispensing pumps were originally granted by the Board, only two were found necessary for this location; that it is the intention of the present owner to repair and repaint the existing fences along the interior lot lines in full compliance with the original resolution of the Board; that it is further proposed to reduce the existing 90 foot curb cut on the Cypress Hills street frontage so that same will be reduced to two 35 foot curb cuts with 20 feet of curb to be restored between, thereby improving pedestrian safety along this street; that it is further proposed to install new overhead doors thereby replacing the existing swing type doors, and to restrict all repairs to within this westerly portion of the accessory building only; and

WHEREAS, the applicant contends that the major portion of the repairs conducted within this building are with hand tools only; that in view of the fact that the conditions as proposed will be an improvement and that the use requested has been in existence ever since this gasoline service station

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came into being with no adverse effect to the adjoining property owners, it is respectfully requested that this application be granted; and

WHEREAS, the premises and entire area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 20, 1934, as amended by resolution adopted on December 11, 1934, by adding thereto:

"that motor vehicle repairing may be permitted under section 7i, as proposed and as indicated on plans filed with this application, marked 'Received January 30, 1951' (4 sheets), provided the repair work is carried on within the section of the accessory building where indicated and done with hand tools only; that the parking of cars on the premises may be extended easterly toward Cypress Hills street, provided no cars are parked northerly of a line prolonged from the front of the accessory building easterly to Cypress Hill street; that in all other respects the resolution as previously adopted by the Board shall be complied with; that all the work herein proposed by the occupant shall be done; that the rear fence now on these premises shall be kept in good repair and in the event the enclosing fence on the adjoining property is not kept in good repair, there shall be erected a woven wire fence of the chain link type along the rear lot line of these premises to the south from Cypress Hills street to the westerly boundary of the property and returning along the westerly lot line to the accessory building; that such fence shall be erected on a masonry foundation and shall have anchored steel posts and be not less than 5 ft. 6 in. in total height; that all permits required shall be obtained and all work completed within six (6) months from the date of this amended resolution."

7-44-BZ

APPLICANT—B. J. Farrell, for Department of Public Works, City of New York, owner.

SUBJECT—Application reopened, October 23, 1951, for extension of time to complete work—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E and F area district and also one-half and one times height district, the erection and maintenance of a building, accessory to a hospital group, not complying with the one-half times height, F area setback from street lines and F area coverage and floor area requirements of the zoning resolution.

PREMISES AFFECTED—161-25 Grand Central parkway, north side, from 161st street to 164th street (Block 6858, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: S. H. Greenhill.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended.

THE VOTE TO EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (7-44-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use, "E" and "F" area, and also a 1½ times height district, the erection and maintenance of a building, accessory to a hospital group, not complying with the 1½ times height "F" area setback from street lines and "F" area plot coverage and floor area requirements of the zoning resolution, affecting premises 161-25 Grand Central parkway, north side, from 161st to 164th street (Block 6858, Lot 1), Jamaica, Borough of Queens, was granted by the Board on February 1, 1944, on certain conditions; and

WHEREAS, on October 23, 1951, at the request of the applicant, this application was reopened and set for hearing November 20, 1951, 10 A.M., to consider reaffirming the resolution adopted February 1, 1944; waiving all requirements except a new decision of the borough superintendent and to permit two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 20, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated October 26, 1951, acting on N.B. 269-51, reads:

"#1. Obtain extension of Cal. 7-44-BZ from B. of St. & A. as same has expired."

and

WHEREAS, the applicant states that as the resolution adopted on the above references appeal on February 1, 1944 has expired by limitation, it is respectfully requested that an extension of time be granted so that the Department of Housing and Buildings may renew its approval of this project as it is anticipated that this project will go to construction at an early date.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 1, 1944, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that they anticipate the project will be proceeded with at an early date, that all permits shall be obtained and all work completed within the requirements of Section 22-A of the zoning resolution."

597-44-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Ben Portnoy, owner.

SUBJECT—Application reopened July 17, 1951—re Application (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in the residence use portion of a lot located in a residence and unrestricted use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2987-2997 Atlantic avenue and 205-221 Elton street, northeast corner (Block 3955, Lot 48), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Ben Portnoy.

For Opposition: Mary F. Petty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (597-44-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober for Ben Portnoy, owner, filed June 12, 1951 an application under sections 7c and 7h of the zoning resolution, to permit in the residence use portion of a lot located in residence and unrestricted use districts, the parking and storage of motor vehicles affecting premises 2987-2997 Atlantic avenue and 205-221 Elton street, northeast corner (Block 3955, Lot 48), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. II on July 17, 1951, subject to regular procedure, to consider extension of use for parking; and

WHEREAS, a public hearing was held on this application on November 20, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Atlantic avenue, Elton street and the site are in residence and unrestricted use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 5, 1951, acting on Alt. Applic. 1603-51, reads:

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"1. Proposed parking & storage of motor vehicles on part of lot located within a residential district, is contrary to Art. 2, Sect. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. 9¼ in. and 17 ft. 2¾ in. frontage by 153 ft. 5 in. in depth, irregular, and are presently developed with a gasoline service station and accessory building containing the uses of office, lubritorium, auto laundry and sales; that this building is adjoined to the north by a one-story brick repair shop, the most easterly part of the site facing Atlantic avenue being developed with a frame storage building; that all of these uses were developed in 1923 and 1928 and are in the unrestricted part of the site; that the gas station was erected under N.B. 3205-28 and certificate of occupancy 53249 was issued; that the gas station was reconstructed under Alt. 742-50 and certificate of occupancy 128469 was issued for the gas station, lubritorium, repair shop, office and crate storage in the frame building; that it is proposed to use the northerly part of the site, now vacant and partly in an unrestricted zone and partly in a residence zone, for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that this site was the subject of an application to the Board under Cal. No. 597-44-BZ, Vol. I, to reconstruct the gas station and erect a repair shop on the portion of the site now proposed for the parking and storage of motor vehicles; that the buildings and uses were never erected as per said resolution and any reconstruction was confined to the unrestricted part of the site; that inasmuch as parking and storage of motor vehicles has now become acute it is more advantageous to maintain this area for parking and not install the non-conforming use granted by the Board; and

WHEREAS, the applicant further contends that although the property referred to is presently zoned as a class 1 height district and a C area district, the portion of the property within 100 ft. of Atlantic avenue is zoned as an unrestricted use district and the remainder is in a residence use district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that the premises are now under a new owner as against the owner given in Volume I, and that the action taken by the Board under Volume I, on March 6, 1935, and the approval of plans thereunder on July 27, 1945, have not and will not be carried out and the actions taken by the Board have expired by limitation; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7, subdivision h, for a term of five (5) years, to permit the premises within the residential use district to be occupied for parking and storage of motor vehicles, substantially as proposed and as indicated on plans filed with this application marked "Received June 12, 1951," two sheets, on condition that all buildings and uses on this portion of the premises within the residence use district shall be removed and the premises shall be leveled and surfaced with clean gravel or steam binders and treated with a binder and properly rolled to provide ground drainage; that on the exterior lot lines to the north and east there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, except where walls of buildings on adjoining lots occur; that a similar fence shall be erected along the street line of Elton street with no openings therein except one for entrance and exit not exceeding 12 ft. in width; that opposite such entrance there may be a curb cut not exceeding 15 ft. in width; that there shall be a fence or wall separating this portion of the premises from the balance of the premises facing Atlantic avenue and occupied by the same owner as a gasoline service station; that such portable fire fighting

appliances shall be maintained within the adjoining building as the fire commissioner shall direct; that signs advertising the parking and storage use shall be restricted to one sign attached to the fence and not illuminated and not extending over the building line and not exceeding 15 sq. ft. in area, advertising only the rates charged and such other information as may be required by the Commissioner of Licenses; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

354-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L. and R. Realty Co., Inc., owner.

SUBJECT—Application reopened September 18, 1951—for consideration as to new proposal re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in a business use and partly in a residence use district, the proposed change in occupancy from public garage, office and gasoline service station to factory use, using more than the permitted area for manufacturing use.

PREMISES AFFECTED—341-347 Reid avenue and 63-79 Marion street, northeast corner (Block 1692, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Milton Lemberger and L. Rosenberg.

For Opposition: L. L. Garrell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (354-45-BZ—Vol. II)

WHEREAS, this application, under section 7c of the zoning resolution, to permit the conversion of occupancy of a garage (previously granted by the Board), to a factory in business and residence use districts, affecting premises 341-347 Reid avenue and 63-79 Marion street, northeast corner (Block 1692, Lot 1), Borough of Brooklyn, was granted by the Board on October 16, 1945, on certain conditions; and

WHEREAS, time to complete the work and obtain permits was extended on April 23, 1946; and

WHEREAS, on September 18, 1951, at the request of the applicant, this application was reopened and set for hearing on October 23, 1951 at 10 A.M., subject to the regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on October 23, 1951 after due notice by publication in the Bulletin, and laid over to November 20, 1951, for inspection and decision without further argument; and

WHEREAS, the decision of the borough superintendent, dated August 14, 1951, acting on Alt. Applic. 1963-51, reads:

"1. The proposed change of occupancy from public garage, office, and gas station to factory, of this building located partly in a business and partly in a residence use district is contrary to the Zoning Res. Art. II Sect. 3.

2. The aggregate floor area in the business use district shown for factory use exceed the area permitted by Art. II, Sect. 4(c).

Note that these premises were the subject of action by the Board of Standards and Appeals under Cal. 201-27-BZ."

and

WHEREAS, the applicant states that at the last request for extension of the permit, the Board requested that no further extensions be given to the property until the owner had a definite tenant; that the owner has made preliminary arrangements with the Lemberger Paper Box Corporation who are now located at 257 West 17th street to occupy the entire building for the manufacture of paper boxes; that the

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prospective tenants must vacate their present location by September 30, 1951, it is respectfully requested that this matter be given early consideration; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7, subdivision c of the zoning resolution, as to the portion of the building in the residence use district, to permit its use in conjunction with the portion of the building in the business use district and to permit throughout the substitution of the proposed factory use for the present garage use which was originally permitted under Cal. 201-27-BZ, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that this variance applies only to the occupancy by the tenant as herein proposed; that the gasoline tanks within the building shall be filled up and sealed to the satisfaction of the fire commissioner; that the gasoline pumps within the alcove on Reid avenue shall be removed and this portion of the premises shall not be used for gasoline purposes; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

448-48-BZ

APPLICANT—Henry Nordheim, for Rosina S. Maute, owner.

SUBJECT—Application reopened October 23, 1951, for extension of time to complete work—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of years, the change in occupancy from clubhouse to factory.

PREMISES AFFECTED—290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance and time to complete work extended.

THE VOTE TO EXTEND TERM OF VARIANCE AND TIME TO COMPLETE WORK—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (448-48-BZ)

WHEREAS, this application under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from clubhouse to manufacturing of toys on the 1st floor and repairing of radios temporarily on the 2nd floor, affecting premises 290 Bonner place, south side, 175 ft. east of Morris avenue (Block 2423, Lot 13), Borough of The Bronx, was granted by the Board on December 20, 1949, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance and time in which to obtain permits and complete the work; and

WHEREAS, on October 23, 1951, the Board reopened the application and set it for hearing on November 20, 1951, at 10 A.M., waiving all requirements except a new decision of the borough superintendent and to permit two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 20, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent dated November 15, 1951, acting on amendment to Alt. Applic. 267-48, reads:

"Amendment disapproved with the following objection:

4. Board of standards and appeals resolution, Cal. 448-48-BZ, dated December 20, 1949 stipulates that all permits shall be obtained and all work completed within six (6) months from the date of this resolution."

and

WHEREAS, the applicant states that the entire building is now occupied throughout by a toy manufacturer.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 20, 1949 only so far as it has reference to the term of the variance and the time within which to obtain permits and complete the work, so that as amended these portions of the resolution shall read:

"*granted* under section 7, subdivision e for a term of two (2) years from the date of this amended resolution to permit; that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained (Alt. App. 267/48)."

201-51-BZ

APPLICANT—Samuel Juster, for David D. Cantor, owner

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, accessories, motor vehicle repairs and office for a term of fifteen years

PREMISES AFFECTED—1585-1611 Ralph avenue and 6001-6005 Farragut road, northeast corner and 512 534 East 78th street (Block 7956, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Juster.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

THE RESOLUTION (201-51-BZ)

WHEREAS, Samuel Juster for David D. Cantor, owner filed February 21, 1951 an application under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, accessories, motor vehicle repair and office, for a term of fifteen years, affecting premises 1585 to 1611 Ralph avenue, and 6001 to 6005 Farragut road, northeast corner, and 512 to 534 East 78th street (Block 7956, Lot 1), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on September 11, 1951, after due notice by publication in the Bulletin; laid over to October 16, 1951, at request of the owner; and laid over to November 20, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Farragut road is in residence and retail use, C and D area, class 1½ height districts; Ralph avenue and the site are in a retail use, C area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated January 26, 1951, acting on N.B. Applic. 80-51, reads:

"1. Proposed gasoline station, car laundry, grease pit, auto repairs, accessories and office in a retail use district is contrary to Art. II, Sec. 4(a) Subdiv. 29 and 46 and Art. II, Sec. 4(A) of the Zoning Resolution."

and

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WHEREAS, the applicant states that the premises consist of a plot, 224 feet 6¼ inches frontage by 131 feet 10 inches in depth (triangular), presently vacant; that it is proposed to erect a building 64 feet by 52 feet (irregular), one story, 12 feet in height, of class 3 construction, to be used in conjunction with the proposed gasoline service station; that four curb cuts are proposed on Ralph avenue, one on Farra-gut road and two on East 78th street, and also eight 550-gallon gasoline tanks with six dispensing pumps; and

WHEREAS, the applicant contends that the property at present is suitable only for this particular purpose and has no other value; that a gas station is important in this loca-tion due to the tremendous amount of traffic on this street daily; that it will also serve a good purpose to the approxi-mately 1500 families in the Glenwood Housing project, diagonally across the street for the servicing of about 1000 cars; that if the property cannot be used for a gas station, it becomes valueless and this particular area will be deprived of a vital necessity; that brokers who are retail specialists tried to obtain leases for the above locations for store property but were unsuccessful due to the tremendous traffic, which would be dangerous for residents of the Glenwood project or other residents, to cross the streets to an island plot; that in the meantime the taxes that have been and are being paid are a burden to the owners; that there are other retail lots available which would not be a hardship in crossing the streets and where there would be no com-petition; and

WHEREAS, the premises and surrounding area were in-spected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board deemed that there was no justifica-tion for the exercise of discretion to grant a variance under section 7, subdivisions f and i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 80/51, Objection #1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

392-51-BZ

APPLICANT—Burke, Morrison and Green, for R. Stutz-mann and Son, Inc., owner.

SUBJECT—Application (decision of the borough superin-tendent) under section 7c of the zoning resolution, to permit the extension of existing business use (funeral chapels) in the retail use district portion of lot to be extended into the residence use portion of the lot.

PREMISES AFFECTED—224-39 Jamaica avenue, north side, 174.87 ft. east of 224th street (Block 10743, Lot 110), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Rudolph Stutz-mann, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (392-51-BZ)

WHEREAS, Burke, Morrison and Green for R. Stutzmann & Son, Inc., owner, filed May 25, 1951 an application under section 7c of the zoning resolution, to permit the extension of an existing business use (funeral chapels) in the retail use district portion of lot to be extended into the residence use portion of the lot, affecting premises 224-29 Jamaica avenue, north side, 174.87 feet east of 224th street (Block 10743, Lot 110), Queens Village, Borough of Queens; and

WHEREAS, a public hearing was held on this application on November 20, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning

resolution show that Jamaica avenue is in a retail use, C area, class 1 height district; Gettysburg street is in residence and retail use, C, D and E area, class 1 height districts; the site is in residence and retail use, C and D area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 3, 1951 acting on Alt. Applic. 740-51, reads:

"1. The proposed extension of Bus. use into the Res. portion of plot partially in a retail & partially in a Res. Dist., is contrary to Art. 2 Sec. 3 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 228.98 ft. frontage by 196.06 ft. in depth, irregular, on which is located a building 78.8 ft. front by 63 ft. 3 in. in depth, irregular, 2 stories, 20 ft. in height, of class 4 con-struction, presently used as a funeral parlor, for which certificate of occupancy 4202-38 (Alt. 294-38) has been issued for funeral chapels on 1st floor, dwelling, office and display room in attic; that it is proposed to construct a 1-story brick rear extension to the existing building on the premises to be used as funeral chapels and a flower room; that this extension will have masonry walls with the ex-terior brick matching the brick veneer of the present build-ing; that the extension will be located approximately one-half within the retail zone with about 13 ft. extending into the residence district; that there will be no cellar under the new extension, but two exits leading directly to the outer area will be provided, in addition to the adequate exits now provided in the present building; that the new extension will be entirely behind the present building and a rear yard of more than 30 feet in depth, together with a side yard approximately 50 ft. wide will be maintained, providing adequate separation from adjoining plots; and

WHEREAS, the applicant contends that the property re-ferred to is presently zoned as a class 1 height district; that the portion of the property lying within 100 ft. of Jamaica avenue is zoned retail and C area and the remainder resi-dence and D area; that as of July 25, 1916 the portion of the property lying within 100 ft. of Jamaica avenue was zoned business and the remainder was in a residenec district; that on January 21, 1947 the zoning was changed to the present use designation; that the height and area designa-tions have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant further contends that the existing building is on a large plot of ground which is beautifully landscaped; that there are high trees along the entire lot line along the rear of the plot which shield the building from the residents which abut to the rear; that the owner of the premises had been parking funeral vehicles on the land ad-jacent to the present funeral home, but having been notified, upon the filing of this application, that this practice was not in conformance with the zoning regulations, the parking has been discontinued and application will be filed for per-mission to use the open unbuilt upon space for parking; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use dis-trict regulations of the zoning resolution and that the appli-cation be and it hereby is *granted* under section 7, subdivi-sion c, to permit the proposed extension without cellar as indicated on plans filed with this application marked "Re-ceived May 25, 1951," 8 sheets, *on condition* that the pro-posed extension shall be constructed fireproof throughout instead of class 3 construction, as proposed, and in all other respects shall comply with all laws, rules and regulations applicable thereto; that a revised certificate of occupancy shall be obtained; that the building shall not be increased in height or area beyond what is now proposed; that area used for parking shall be subject to lawful permits therefor; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning reso-lution.

MINUTES

538-51-BZ

APPLICANT—James E. Casale, for Ambrose Day, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from residence use to a commercial building (offices).

PREMISES AFFECTED—135 East 36th street, northwest corner of Lexington avenue (Block 892, Lot 19), Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Casale, Stephen S. Bernstein, Joseph L. Ennis and Ambrose Day.

For Opposition: Murray Schwartz, Albert Raphael, Max Margules, Stephen W. Hanley, B. D. Wise and John P. Fox.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (538-51-BZ)

WHEREAS, James E. Casale for Ambrose Day, owner, filed August 1, 1951 an application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from residence use to a commercial building (offices) affecting premises 135 East 36th street, northwest corner of Lexington avenue (Block 892, Lot 19), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on November 20, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 36th street, Lexington avenue and the site are in a residence use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 9, 1951 acting on Alt. Applic. 898-51, reads:

"1. Changing the use of structure to a commercial bldg. located in a Residence Use District is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. frontage by 74 ft. 7 in. in depth, on which is located a building 20 ft. front by 74 ft. 7 in. in depth, irregular, 48 ft. at typical floor, presently vacant, formerly a one-family dwelling; that it is proposed to convert the dwelling into offices; and

WHEREAS, the applicant contends that this property has been vacant for about three years and the owner has not been able to obtain a purchaser for the use of a private or multiple dwelling, and the property has become a hardship for the owner to carry; that numerous requests for the use of the property as offices have been received; that the owner has entered into a conditional contract for the purchase of this property by a firm of architects who propose using the upper two floors for their offices and drafting room; that it is proposed to convert the balance of the building into professional suites useable for doctors, engineers or builders; in view of the facts stated above, it is respectfully requested that the Board grant a modification of the zoning resolution; and

WHEREAS, the premises and area are familiar to the members of the Board and no further inspection was necessary; and

WHEREAS, in the opinion of the Board the premises can be used for a conforming use as other owners have done in the area; and

WHEREAS, Calendar No. 539-51A, an appeal for modification of the Building Code to permit the proposed business occupancy was withdrawn; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision e, of the zoning resolution.

tion for the exercise of discretion to grant a zoning variance under section 7, subdivision e, of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 898-51, Obj. 1, be and it hereby is *affirmed* and the application be and it hereby is *denied*.

554-51-BZ

APPLICANT—Lehman and Fitzsimons, for Roland Realty and Construction Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7h and 21 of the zoning resolution, to permit in the local retail use, C area district portion of plot, the maintenance of existing building by the conversion of loading areas to store areas constituting an extension of use into residence use district and makes the coverage more than is permitted; and to permit the parking of automobiles in the residence use portion of plot for patrons and employees—no fee to be charged.

PREMISES AFFECTED—138-18 to 138-38 Northern boulevard, south side, 150.38 ft. east of Union street (Block 5010, Lot 28), Flushing, Borough of Queens

APPEARANCES—

For Applicant: John F. Fitzsimons and Max Okun

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative

THE RESOLUTION (554-51-BZ)

WHEREAS, Lehman and Fitzsimons, for Roland Realty and Construction Corporation, owner, filed August 3, 1951 an application under sections 7c, 7h and 21 of the zoning resolution, to permit in the local retail use, C area district portion of a plot, the maintenance of an existing building by the conversion of loading areas to store areas constituting an extension of use into the residence use district making the coverage more than is permitted, and to permit the parking of automobiles in the residence use portion of the plot for patrons and employees—no fee to be charged affecting premises 138-18 to 138-38 Northern boulevard south side, 150.38 ft. east of Union street (Block 5010 Lot 28), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application on October 23, 1951, after due notice by publication in the Bulletin, and laid over to November 20, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Union street is in a retail use, C area and class 1 height district; Northern boulevard is in local retail and retail use, C area and class 1 height districts; that the site is in residence and local retail use, C area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated July 18, 1951 and September 20, 1951, acting on N.I. Applic. 7459-50, reads:

"1. The proposed conversion of loading areas to store areas, constitutes an extension of the local retail use into a residence use district and is contrary to Art. Sec. 3 of the zoning resolution.

2. Proposed parking of automobiles in a residence use district is contrary to Art. 2, Sec. 3 of the zoning resolution.

3. The proposed conversion of loading areas to store areas within the enclosure of the building makes the occupied area of the local retail use district excessive for a C area district. See Sec. 13 of the zoning resolution."

MINUTES

WHEREAS, the applicant states that the premises consist of a plot, 184.19 ft. by 240 ft. in depth, irregular, on which is being constructed a building 172 ft. front by 100 ft. in depth, irregular, one story, 21 ft. in height, of class 3 construction, to be used as retail stores; that it is proposed to use the rear of stores in the residence use district, for the parking of cars; and

WHEREAS, the applicant contends that the subject premises are on the south side of Northern boulevard, 150.38 ft. easterly of Union street, being Tax Lot 28, in Block 5010; that the plot has a frontage of 184.19 ft. and a depth of 232.97 ft., irregular; that the portion of the premises within 100 ft. of Northern boulevard is zoned local retail and the balance of the property is zoned residence; that as of July 25, 1916, the property was zoned residence use, C area and class 1 height; that the residence use was later changed to business and residence use and the present use district designations became effective September 18, 1947; that it is proposed to erect a store building on the local retail portion of the plot, which building will cover 13,759.14 sq. ft.; that the total area of the local retail portion of the plot is 18,419 sq. ft., 60% of which is 11,051.40 sq. ft. so that the excess coverage, considering only the local retail area is approximately 2,707.74 sq. ft.; that the total area of the plot is approximately 43,189.34 sq. ft.; that because of the unusual depth of the lot and because of its being divided into two different use zones, it is felt that a variance is necessary in order to attain a fuller economic use of the property than is presently available under the zoning; that the building was originally planned to include parking and unloading areas which, under section 19g of the zoning resolution, would result in a building of the intended coverage without exceeding that permissible in the local retail portion; that the proposed parking of automobiles in the residence use portion of the plot will be restricted to the parking of cars belonging to customers and employees of the stores; that this inclusion of parking on the premises would tend to obviate any parking problems on Northern boulevard in so far as those stores are concerned; and

WHEREAS, the building has already been erected under permit issued and includes extra coverage proposed to be used as unloading space for all the stores but is so located as to be impractical for use except in connection with a large easterly store; and

WHEREAS, the applicant stated at the hearing that he proposed to continue use of such space for unloading limited to the use of one large store leased as a clothing store; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant a variance under section 7, subdivision c of the zoning resolution and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution as to area coverage and was, therefore, entitled to relief on the grounds of unnecessary hardship;

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is granted as to objection 2 to permit under section 7, subdivision h for a term of five (5) years, the use of the rear portion of the premises for the parking of customers' cars, as proposed, on condition that the entire premises where not occupied by the store building shall be graded and surfaced with clean gravel or steam rollers treated with a binder and properly rolled, except that the portion behind the store and the driveway to Northern boulevard shall be paved with concrete or bituminous paving; that there shall be erected on the lot lines on the west, south and east where walls of adjacent buildings do not occur, a substantial woven wire fence of the chain link type, erected on a masonry foundation to a total height of not less than 5 ft. 6 in.; that the entire parking driveway and delivery areas shall be drained so as to carry surface drainage to a storm sewer in Northern

boulevard; that at a point approximately 28 ft. away from the easterly portion of the store building there shall be erected a concrete curb not less than 2 ft. in height for the distance of approximately 115 feet, located where wood bumper is shown on plans marked "Received August 3, 1951" (5 sheets), "October 5, 1951" (1 sheet) and "October 25, 1951" (1 sheet); that said curb shall have not over two openings therein to permit access from the parking area to the rear store doors, such openings to be not more than 3 ft. 6 in. in width each; and granted under section 21 as to objections 1 and 3 to permit the existing portion of the building to the rear to be occupied by the proposed tenant for the approximate width of 57 feet provided it is continued as unloading space and storage in connection with such store use; that at all times there shall be present a person to control the ingress and egress of automobiles through the driveway to the parking and delivery areas; that proper bumpers shall be maintained against the fence to prevent damage thereto; that at the entrance to the driveway on Northern boulevard there shall be maintained a gate of similar construction as the fence which shall be kept closed at all times except during business hours; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto and permitting erection of a sign near the entrance not exceeding ten square feet and not illuminated and not extending beyond the building line as to the parking use exclusively for employees and customers and with no fee to be charged as proposed; and that all permits required shall be obtained and all work completed within the requirements of section 22A of the zoning resolution.

588-51-BZ

APPLICANT—Howard H. Snyder, for Hotel St. George Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the residence use district portion of a plot located in a residence and business use district, a business use (photographer's studio).

PREMISES AFFECTED—Entire block bounded by Clark, Hicks, Pineapple and Henry streets, 41-69 Clark street, 92-100 Henry street, 46-82 Pineapple street and 101-121 Hicks street (Block 231, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Howard H. Snyder, Joel J. Weiner, Arthur L. Grey and Nathan Ackerman.

For Opposition: Jennie Kern, C. T. E. Beardsley, Hugh L. M. Cole and F. Raby.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Deputy Chief Guinee..... 1

Negative: Chairman Murdock, Commissioners Kleinert and Keating..... 3

THE RESOLUTION (588-51-BZ)

WHEREAS, Howard H. Snyder, for Hotel St. George Corporation, owner, filed August 7, 1951, an application under section 7c of the zoning resolution, to permit in the residence use district portion of a plot located in a residence and business use district, a business use (photographer's studio), affecting premises entire block bounded by Clerk, Hicks, Pineapple and Henry streets, 41-69 Clark street, 92-100 Henry street, 46-82 Pineapple street and 101-121 Hicks street (Block 231, Lot 1), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on November 20, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Hicks street is in a residence use, B area and class 2 height district; Pineapple street, Henry street, Clark street and the site are in residence and business use, B area and class 2 height districts; and

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WHEREAS, the decision of the borough superintendent, dated July 17, 1951, acting on Alt. Applic. 1766-51, reads:

"1. Proposed business use in a residential use district is contrary to Art. 2, Sec. 3 of the zoning resolution." and

WHEREAS, the applicant states that the premises consist of a plot 406 ft. front by 201 ft. in depth, on which is located a building covering the entire lot for the first four stories; that it is proposed to permit a photographer's studio to be located in Suite No. 579 which has been used as offices for the purchasing department of the hotel; and

WHEREAS, the applicant states that this suite is fully sprinklered and is located on the 5th floor rear of what is known as the Clark building of the Hotel, and is wholly inside of the hotel, having windows only on the inner courts; that the exterior envelope of the hotel will not be affected in any way as the space in question does not face any street and such proposed use and occupancy would not in any way affect the premises of adjoining property; that the proposed studio is a hotel necessity for the photographing of functions, meetings, etc., within the hotel and would overcome the lugging of photographic equipment and paraphernalia through the entrances and lobbies of the building when the taking of pictures of events is desired; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision c, of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 1766-51, Obj. 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

APPEALS FROM ADMINISTRATIVE DECISIONS

427-51-A

APPLICANT—Sidney Daub, for Level Realty Corp., owner (Alexander's Dept. Stores, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2520 Creston avenue, east side, 276.42 ft. north of East 190th street (Block 3167, Lot 22), Borough of The Bronx.

APPEARANCES—

For Applicant: Sidney Daub and Edward A. Doberman.

For Opposition: Harry Friedling.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 4, 1951, at 10 A.M. at the request of the applicant.

628-51-A

APPLICANT—Paul Friedman, for Benson Chevrolet, Inc., owner (General Outdoor Advertising Co., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (mezzanine); (Block 6341, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 11, 1951, at 10 A.M. for inspection and decision without further argument.

393-51-A

APPLICANT—Burke, Morrison and Green, for R. Stutzmann and Son., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—224-39 Jamaica avenue, north side, 174.87 ft. east of 224th street (Block 10743, Lot 110), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Rudolph Stutzmann, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of proposal to provide fireproof construction, as required by resolution adopted this day, under Cal. 392-51-BZ.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative

539-51-A

APPLICANT—James E. Casale, for Ambrose Day, owner

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—135 East 36th street, northwest corner of Lexington avenue (5th floor); (Block 892, Lot 19), Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Casale, Stephen S. Bernstein, Joseph L. Ennis and Ambrose Day.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of action taken this day as to Cal. 538-51-BZ, which was denied.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative

282-49-A—Vol. II

APPLICANT—Roosevelt, Freidin and Littauer, for the Lewyt Corp., owner.

SUBJECT—Appeal reopened September 18, 1951—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—60 Broadway, southeast corner of Wythe avenue (2nd floor); (Block 2130, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan Tanen, Irving Feirtag and Martin Schonberger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

THE RESOLUTION (282-49-A—Vol. II)

WHEREAS, this appeal was reopened on September 18, 1951 for the purpose of considering a decision of the borough superintendent affecting premises 60 Broadway, southeast corner Wythe avenue (2nd floor), (Block 2130, Lot 5), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated November 9, 1950, acting on B.N. Applic. 318-5 reads:

"1. Gas fired drying oven shall not be located nearer than 25 ft. from spraying space unless such oven is approved for use in explosive atmosphere, Rule 4.3.1 of the B.S. & A. spray rules."

and

WHEREAS, the applicant now states that the building

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10 stories, 140 ft. in height; 259 ft. 8½ in. by 78 ft. in area, of fireproof construction, erected 1915, located on a lot 259 ft. 8½ in. by 104 ft. 4½ in. in area, located in an unrestricted use, A area, class 1 height district and used and occupied since 1942, basement, manufacturing metal parts, 30 persons; 1st floor, manufacturing cartons, shipping and receiving, 25 persons; 2nd floor, manufacturing metal parts, 60 persons; 3rd floor, manufacturing metal parts, 50 persons; 4th floor, manufacturing raincoats and metal parts, 60 persons; 5th floor, optical manufacturing, 70 persons; 6th floor, clothing factory, 250 persons; 7th floor, musical instrument factory, 50 persons; 8th floor, manufacturing metal parts, 60 persons; 9th floor, manufacturing clothing, 50 persons and 10th floor, manufacturing metal parts, 50 persons, for which no certificate of occupancy has been issued; that the building is equipped with an approved standpipe system, an approved one-source sprinkler system throughout and approved interior fire alarm system and regular monthly fire drills are maintained; that there are five 38 in. wide interior iron stairs, fireproof enclosed, equipped with fireproof self-closing doors leading from roof bulkhead direct to street; and

WHEREAS, the applicant states that the oven in question is a Holland Gas Fired Paint Drying oven as approved by the Board under Cal. 729-46-SA; that the heating apparatus of the oven is more than 25 ft. from the water wash spray booth and its openings; that it is now proposed to alter the oven so that the openings thereto will be relocated at least 25 ft. from the water wash spray booth instead of 14 ft. as at present; that the alteration to the oven will be accomplished by extending the interior walls on both sides of the oven an additional 8 ft. 6 in., thereby placing the openings at points 25 ft. from the spray booth openings; that the proposed interior wall extensions will be constructed in the same manner as the approved type oven wall and will extend from the oven floor to the oven ceiling; that it is also proposed to remove the exterior walls and that portion of the ceiling of the oven which now extends alongside and over the present conveyor openings; that the entrance and exit openings into and out of the oven will, therefore, be at least 25 ft. from the spray booth openings; that present hoods and exhaust ducts will be relocated at points at least 25 ft. from the spray booth openings and there will be no openings of any kind into or out of the oven nearer than 25 ft. to the spray booth openings; that the proposed alteration will result in a complete enclosure of the oven in approved type walls for a distance of at least 25 ft. from the spray booth and its openings; and

WHEREAS, the applicant contends that the proposed alteration will completely eliminate any fire hazard and will be in full accord with the purpose and intent of the Spray Rules; and

WHEREAS, the applicant contends that the oven cannot be moved any further from the spray booth as it is now located at the westerly wall of the floor; that the relocation of the spray booth would require that the overhead conveyor and two assembly lines be moved a similar distance in the same direction; that this will involve a large expense and a serious loss of production and in addition would result in the blocking of the center elevators and the fire exit; that the overhead conveyor and assembly lines cannot be moved to another part of the floor as the floor contains other assembly lines and other equipment and enclosed offices; and

WHEREAS, the premises and oven in question were inspected on several occasions by a committee of the Board; and

WHEREAS, the oven itself is a direct-fired oven and not approved for the type of work involved; that in the opinion of the Board, the proposed partitions do not remedy the difficulties and that the extra exhaust duct installed at the instance of the State Labor Department, does not cure the basic objections nor correct the dangerous condition caused by the concentration of flammable vapors.

Resolved, that the decision of the borough superintendent, acting on B.N. Applic. 318-50, Obj. 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

371-51-A

APPLICANT—James B. Anderson, Jr., for Temple Caterers, Inc., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent.

PREMISES AFFECTED—5002-5004 14th avenue, southwest corner of 50th street (1st and 2nd floors); (Block 5649, Lot 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: James B. Anderson, Jr.

For Administration: E. A. Meyer, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (371-51-A)

WHEREAS, James B. Anderson, Jr., for Temple Caterers, Inc., owner, filed May 22, 1951, an appeal from an order and decision of the fire commissioner and a decision of the borough superintendent, affecting premises 5002-5004 14th avenue, southwest corner of 50th street, (Block 5649, Lot 38), (1st and 2nd floors), Borough of Brooklyn; and

WHEREAS, Order #23712 LC issued by the Fire Commissioner February 24, 1950 and repeated in his decision dated April 23, 1951, reads:

"An inspection of your refrigerating system located at the above premises shows the following must be done to have the system conform with Fire Department regulations:

1. File plans showing the complete installation and location of the refrigerating system, and have same approved by Department of Housing and Buildings. C-19-98-a, Administrative Code. (This refers to two York 48-H-12 machines on 1st floor).

2. Discontinue the direct method of refrigeration used for air conditioning as such is in violation of Rule 3 of Freon Rules. (This refers to two York 48-H machines on 1st floor and two Carrier 18 pound F-1a machines on 2nd floor.)

and

WHEREAS, the decision of the borough superintendent, dated May 22, 1951, on Misc. Applic. 909-51 reads:

"1. Discontinue the direct method of refrigeration used for air-conditioning as such is in violation of Rule 3 of Freon Rules. (This refers to two York 48-H machines on 1st floor and to two Carrier 18 pound F 1-a machines on 2nd floor.)"

and

WHEREAS, the applicant states that the building is 3 stories in height, 120 ft. 2 in. by 100 ft. in area, Class 1 construction, erected in 1945, located on a plot 120 ft. 2 in. by 100 ft. in area, in a residence use, C area, Class 1 height district, used and occupied since 1945: Cellar, boiler room, bowling, billiards and kitchen, 50 persons; 1st floor, dining room, 240 persons; 2nd floor, meeting rooms (3), 80 persons, 132 and 216 persons respectively; 3d floor, ballroom, 1200 persons; that no change in use or occupancy is now proposed; that the building is provided with two 4 ft. wide fireproof stairs from roof bulkhead direct to street at the front of the building and one exterior stairs at the rear of the building extending to roof by stairs and to yard with egress through yard to street by open court; and

WHEREAS, Certificate of Occupancy 112512, issued May 18, 1945, upon completion of work under N.B. 1346/40 and P.A. App. 261/44 permits the present use and occupancy; and

WHEREAS, the applicant states that there are two separate York air-conditioning systems installed on the first floor, each containing 15 tons capacity and each of 15 H.P., containing 49 lbs. of Freon-12 refrigerant; that both systems

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serve conditioned air to the first floor dining room, having a total seating capacity of 240 persons; that in addition there are four 5-ton Carrier air-conditioning units installed on the second floor to serve conditioned air to the three meeting rooms on the second floor, each of these 5-ton units contain 18 lbs. of Freon-12 refrigerant; and

WHEREAS, the applicant contends that the system as installed on both floors would be permitted under the proposed revised Refrigeration Code, introduced in the City Council in 1940, as the restaurant on the first floor would be considered under "commercial occupancy" and the meeting rooms on the 2nd floor as "public occupancy" and the systems not exceeding 20 lbs. of Freon-12 in each of the systems on the second floor; that there are no open flames within the spaces which are conditioned by the installations in question; that the installations do not constitute a hazard to either life or property.

Resolved, that the order of the fire commissioner acting on Order 23712-LC, Objections 1 and 2, and the decision of the borough superintendent, acting on Misc. Applic. 909-51, Objection 1, be and they hereby are *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the two York and four Carrier air conditioning systems now in the building, as proposed and as indicated on plans filed with this appeal marked "Received May 22, 1951," 5 sheets, on condition that the building shall not be increased in height or area; that this variance shall be granted only so long as the uses in the building are substantially as proposed and maintained to the satisfaction of the borough superintendent; that the air conditioning systems as proposed shall be maintained to the satisfaction of the fire commissioner; that no open flames shall be permitted in the areas proposed to be air conditioned.

Adjourned: 1:30 P.M.

Joseph J. Doyle, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 20, 1951
2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIAL AND APPLIANCES SUBMITTED FOR APPROVAL

454-51-SA

APPLICANT—Hoyt Mfg. Corp., owner-manufacturer.

SUBJECT—Hoyt Gas Fired Laundry Drying Tumbler—Model GFD (Gas Fired Deluxe), approval of.

APPEARANCES—

For Applicant: H. R. Hoyt.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (454-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 454-51-SA

October 17, 1951

Subject: Hoyt Gas Fired Laundry Drying Tumbler—Model GFD (Gas Fired DeLuxe), approval of.

Hoyt Manufacturing Corp., Fall River, Mass., filed May 17, 1951, an application with the Board of Standards and Appeals for approval of the device known as Hoyt Gas

Fired Laundry Drying Tumbler—Model GFD (Gas Fired DeLuxe) under the provisions of C26-178.0 and Article 12 Administrative Building Code.

Purpose

The appliance is used for drying laundry using gas heat as the drying medium.

Description

The appliance consists of a 16 gauge galvanized perforated sheet with four tumbling ribs. The basket is attached to a heavily reinforced spider and trunnion combination.

Two motors are used on the tumbler, one motor for driving the basket worm gear reducer and one motor for driving the curved-vane impeller. The motors are controlled by the automatic timer and door limit switch through a magnetic relay.

The main gas burner and pilot burner are equipped with baffles so that the flame will not be extinguished by the inrush of air into the tumbler. The gas burner is fully equipped with both a primary air control and gas control; Automatic safety gas control, consists of automatic gas valve and heating temperature control. The automatic gas valve provides 100% gas shut-off in event the pilot burner flame is extinguished. The heating temperature control shuts off the main gas burner at a pre-determined temperature. The door limit switch also shuts off the main gas burner in the event the loading door is opened while the tumbler is operating.

The path of air flow through the tumbler is as follows:—The air flows over the gas flame, down through opening in top of tumbler casing, then through the perforated sides of the rotating basket, at which time the hot air comes in contact with the material to be dried. The air then passes through the opening in the bottom of the tumbler casing and through the lint screen drawn from whence it is discharged to outside.

Inspection and Test

The appliance was inspected and tested at 1944 Fulton Street, Brooklyn, New York October 11, 1951, in the presence of Asst. Engr. J. A. Darts, Committee on Test and H. R. Hoyt representing the applicant. The device was subjected to a full drying cycle with a load of semi-dry clothes. The appliance operated as designed, and the safety features functioned as required.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Hoyt Gas Fired Drying Tumbler Model GFD, for use in New York City, under C26-191.0 Administrative Building Code, when installed in accordance with this report and the requirements of Article 12 Sub-Article of the Administrative Building Code, on condition that each unit bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 454-51-SA," and further that all orifices and ports shall be arranged for use with whatever kind of illuminating gas used; and further provided that this appliance shall not be used for drying or tumbling clothes which have been taken from an appliance having flammable cleaning fluids.

HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals do hereby *approve* this appliance in accordance with the above report.

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568-51-SM

APPLICANT—Morris M. Heifler, for Hohmann & Barnard, Inc., owner-manufacturer.

SUBJECT—"Eraydo Alloy" Zinc Cavity Wall Tie—Model 148-EA, approval of.

APPEARANCES—

For Applicant: Morris M. Heifler.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (568-51-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 568-51-SM October 17, 1951

Subject: "Eraydo Alloy" Zinc Cavity Wall Tie, Model 148-EA, approval of.

Morris M. Heifler for Holman and Barnard, Inc., New York filed August 13, 1951 an application with the Board of Standards and Appeals for approval of the material known as Eraydo "Alloy" Zinc Cavity Wall Tie #148-EA under the provisions of C26-430.0.f Administrative Building Code.

Purpose

The material is to be used as a wall tie for anchoring hollow wall withes together.

Description

The wall tie of Eraydo Alloy Zinc is made of hygrade steel alloyed with $\frac{1}{2}$ of 1% copper.

The alloy has the following properties:

Physical Properties

Specific Gravity 7.14
Weight lbs/cu.ft.257
Electrical Conductivity % of copper..... 27.5

Mechanical Properties

Tensile Strength
Parallel to grain..... 28,000-32,000 lbs.
Across grain 34,000-43,000 lbs.
Elongation (% in 2" with grain)..... 45-53%
Elongation (% in 2" across grain).... 18-39%
Hardness (Rockwell 15 T scale)..... 57-67%

The wall ties are a minimum of $\frac{1}{4}$ " in diameter by 8" long "Z" shaped with a center "Vee" drip.

Inspection

Samples of the wall tie were inspected at the office of the Board as to the design and non corrosive features of the tie. Present at the inspection were Comm. E. W. Kleinert and Asst. Engr. J. A. Darts, Committee on Test.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Eraydo Alloy Zinc Cavity Wall Tie, when manufactured of material as herein described for use in New York City under the provisions of C26-430.0.f Administrative Building Code, on condition that each bundle container in which the Eraydo Alloy Zinc Cavity Wall Ties are packed or marketed shall be tagged or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 568-51-SM."

EDWIN W. KLEINERT,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

569-51-SA

APPLICANT—Stop-Fire, Inc., owner-manufacturer.

SUBJECT—Stop-Fire Automatic Ceiling Type Fire Extinguisher, Model SP-30, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (569-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 569-51-SA

October 5, 1951

Subject: Stop-Fire Automatic Ceiling Type Fire Extinguisher—Model SP-30, approval of.

Stop-Fire, Inc., Brooklyn, New York, filed May 14, 1951, an application with the Board of Standards and Appeals for approval of the appliance known as Stop-Fire Automatic Ceiling Type Fire Extinguisher, Model SP-30, under the provisions of C19-10 Administrative Code.

Purpose

This appliance is a fire extinguisher employing chlorobromomethane as the extinguishing medium.

Description

The appliance consists of a drawn brass container equipped with a sprinkler. The container is pear shaped and has an internal volume of 5 quarts. It is charged with one gallon of chlorobromomethane and pressurized with carbon dioxide to approximately 90 p.s.i. at 70°F.

The appliance is designed for automatic operation and is intended to be hung near the ceiling. In the event of fire, the rise in temperature causes the automatic sprinkler to release the liquid, which because of the design of the discharge opening and the CO₂ pressure is released in the form of a spray. The maximum coverage of floor area per unit is 64 sq. ft. and the maximum single space that can be protected in this manner is 2100 cu. ft.

The extinguisher consists essentially of a two piece shell of .093" brass with a silver soldered girth seam, a Saveall automatic sprinkler (135°F, 150°F, 175° or 212°F.), a pressure gauge, a charging assembly and a ceiling block. The automatic sprinkler used differs from the conventional design in that the deflector is omitted and an atomizing orifice is incorporated at the discharge end above the sealing cap.

The chemical charge consists of one gallon of chlorobromomethane pressurized with CO₂. Chlorobromomethane, commonly referred to as CBM is a liquid halogenated hydrocarbon, having the following characteristics:

Specific Gravity — 1.9392 at 60°F.
Boiling Point — 153°F.
Vapor Density — 4.48 (air equals 1)
Freezing Point — -124°F.

Generally speaking, the precautions which should be taken in handling CBM are the same as those applying to carbon tetrachloride base fire extinguishing liquids.

Inspection and Test

An extinguisher of this type was examined in the office of the Board and the applicant has submitted a complete report of tests conducted by the Underwriters Laboratory. This report and approval by the Underwriters, Extinguisher No. 1581 Application No. 48NC1238, are on file with and part of the record.

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Recommendation

On the basis of the inspection and tests conducted by the Underwriters' Laboratories and a study of the data submitted by the applicant, the Committee on Test recommends the approval of the Stop Fire Automatic Ceiling Type Fire Extinguisher Model SP-30 for voluntary use in the City of New York, when installed only under the following conditions:

The appliance shall not be considered as a substitute for an automatic sprinkler system or an automatic carbon dioxide fire extinguishing system.

The device shall be spaced on the basis of at least one unit per 700 cu. ft. of volume.

The device shall be spaced so that floor area shall not exceed 64 sq. ft. for each unit, units being a maximum of 8 ft. on centers and distance to any wall or partition to the ceiling will not exceed 4 ft.

The device shall not be used as a means of protection in rooms exceeding 2100 cu. ft. in volume and having a floor area in excess of 192 sq. ft.

The device shall be used primarily in reasonably tight enclosures and where means for automatic closure of ventilating openings may be employed and where the fusible links for the automatic closure of the ventilating system is of a temperature rating lower than that of the sprinkler head of the device.

The device shall not be used in sleeping rooms, nor in other occupied spaces unless facilities for prompt exit are provided.

The Committee further recommends that each unit bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 569-51-SA."

EDWIN W. KLEINERT,
Commissioner,

TIMOTHY P. GUINEE,
Deputy Fire Chief,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

163-33-SA

APPLICANT—Gold Star Oil Burner Manufacturing Co., Inc., owner.

SUBJECT—Application for consideration—reopening and amendment as to additional name—re Gold Star Oil Burner (previously approved).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional name.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

432-42-A

APPLICANT—Gulf Oil Corporation and Staten Island Rapid Transit Railroad Company, owners.

SUBJECT—Application for consideration—reopening and rescindment of resolution of July 14, 1942—re appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—263 Bay street and 16 Hannah street, southeast corner (Block 487, Lot 42), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution of July 14, 1942 rescinded.

THE VOTE TO REOPEN AND RESCIND RESOLUTION OF JULY 14, 1942—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (432-42-A)

Resolved, that the resolution adopted by the Board on July 14, 1942, under Cal. No. 432-42-A be and it hereby is rescinded, in view of amendment of resolution adopted on November 20, 1951, under Cal. 1029-41-BZ.

809-49-A

APPLICANT—Austin W. Magee, for 500 East Tremont Avenue Realty Corp., owner.

SUBJECT—Application for consideration—reopening to consider new proposal and decision—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—4199-4201 Third avenue, west side, 61.88 ft. south of East Tremont avenue (Block 2924, Lot 23), Borough of The Bronx.

APPEARANCES—

For Applicant: Austin W. Magee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II to consider new proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee
Negative 0

68-51-A

APPLICANT—Tishman and Goodman, for Napoli, Tishman and Goodman, owners.

SUBJECT—Application for consideration—reopening and restoration to docket—re appeal from a decision of the fire commissioner (previously withdrawn).

PREMISES AFFECTED—279-297 Ocean avenue, east side, 196½ ft. north of Parkside avenue (cellar) (Block 5026, Lots 323, 327 and 331), Borough of Brooklyn.

APPEARANCES—

For Applicant: Perry Wolf.

ACTION OF BOARD—Appeal reopened and restored to docket for inspection and decision.

THE VOTE TO REOPEN AND RESTORE TO DOCKET—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee
Negative 0

119-51-A

APPLICANT—Goldwater and Flynn, for Pennsylvania Tunnel and Terminal Railroad, owner (Pennsylvania station Garage, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-249 West 31st street, west side, entire block 7th to 8th avenues and 31st 33rd street and 382-418 7th avenue (2nd, 3rd and 4th floors, 31st street and portion facing 7th avenue); (Block 781, Lot 1), Borough of Manhattan.

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APPEARANCES—

For Applicant: Louis R. Colman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request for withdrawal withdrawn.

THE VOTE TO WITHDRAW REQUEST TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

3-50-A

APPLICANT—Julius S. Rapson, for Bryce Rea, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—43-04 Marathon parkway (249th street), southwest corner of 43rd avenue (Block 10666 (8118), Lot 6), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

19-51-A

APPLICANT—James E. McKillop for John Machalski, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—61-43 Borden avenue, north side, 138.19 ft. west of 64th street (attic floor); (Block 2366, Lot 51), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: James E. McKillop.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 27, 1951, 2 P.M. for further consideration.

31-51-A

APPLICANT—Lama, Proskauer and Prober, for Anthony Carbone, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—162-164 West 48th Street, south side, 140 ft. east of 7th avenue (2nd, 3rd and 4th floors); (Block 1000, Lots 58 and 158), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Anthony Carbone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 4, 1951, 2 P.M. for applicant to file revised plans.

1-51-A

APPLICANT—Paul Friedman, for Taj Mahal Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue (Block 1220, Lot 63), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Irving P. Marks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 11, 1951, 2 P.M. for inspection and consideration after inspection.

702-51-A

APPLICANT—Arnold A. Arbeit, for C. H. J. Realty Corp., owner (Interstate Casing Co. of Ohio, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38 Renwick street, east side, 125 ft. south of Spring street (Block 594, Lot 71), Borough of Manhattan.

APPEARANCES—

For Applicant: Arnold A. Arbeit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 27, 1951, 2 P.M. for applicant to correct plans as to exit of stair to street and for further consideration.

ZONING APPLICATIONS

92-37-BZ—Vol. III

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include retail sales, lubritorium, car washing and motor vehicle repair shop and storage of more than five motor vehicles.

PREMISES AFFECTED—1515 Southern boulevard, southwest corner of East 172nd street (Block 2977, Lot 103), Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (92-37-BZ—Vol. III)

WHEREAS, this application under sections 7h and 21 of the zoning resolution, to permit in a business use district the parking and storage of more than five (5) motor vehicles, affecting premises 912 East 172nd street and 1509-1519 Southern boulevard, southwest corner (Block 2977, Lot 103), Borough of The Bronx, was denied by the Board as Vol. I, June 2, 1937; and

WHEREAS, a later application under section 7c of the zoning resolution, to permit in a business use district the extension of an existing gasoline service station so as to include the parking and storage of more than five motor vehicles, was granted by the Board as Vol. II June 24, 1941, on certain conditions; and

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of use of the gasoline service station to include retail sales, lubritorium, car washing and motor vehicle repair shop and increase in the extent of area for parking and storage of more than five (5)

MINUTES

motor vehicles, affecting premises 1515 Southern boulevard, southwest corner of East 172nd street (Block 2977, Lot 103), Borough of The Bronx was granted by the Board November 16, 1948, as Vol. III, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended November 9, 1949 and November 21, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 16, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed and a certisate of occupancy obtained within the requirements of Section 22A (N.B. 196-48)."

(c) to change the toilet layout;

(d) to eliminate the Pylon or tower over the office door;

(e) to permit eight 550 gallon gasoline storage tank in lieu of four 1,000 gallon tanks originally shown on working drawings and approved under Ca 432-42-A [rescinded this day]

(f) to install additional planting areas as indicated on revised plans;

that in all other respects the requirements of the resolution as adopted by the Board on July 14, 1942, as *amended* by *approval* of plans on December 8, 1942 shall be complied with; and that all permits required shall be obtained and all work completed within the requirements of Section 22-A of the zoning resolution (N.B. App. 511/41)."

1029-41-BZ

APPLICANT—Gulf Oil Corporation and Staten Island Rapid Transit Railroad Company, owners.

SUBJECT—Application for consideration—reopening to consider revised working drawings—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, to permit in a business use district, the extension and reconstruction of an existing gasoline service station.

PREMISES AFFECTED—263 Bay street and 16 Hannah street, southeast corner (Block 487, Lot 42), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, revised working plans approved and time to complete extended.

THE VOTE TO REOPEN, APPROVE PLANS AND EXTEND TIME TO COMPLETE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1029-41-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the extension and reconstruction of an existing gasoline service station affecting premises 263 Bay street and 16 Hannah street, southeast corner (Block 487, Lot 42), Tompkinsville, Borough of Richmond was granted by the Board July 14, 1942, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements were approved December 8, 1942; and

WHEREAS, the applicant requested approval of revised plans submitted as being in substantial compliance with the requirements of the Board's resolution and an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 14, 1942, as *amended* by *approval* of plans on December 8, 1942, by adding thereto:

"to permit the following changes from such approved plans as indicated on revised plans marked 'Received November 1, 1951' (2 sheets) in the following respects:

(a) to reduce the size of the accessory building to 50 ft. by 28 ft. 8 in., irregular, from 65 ft. by 46 ft.;

(b) to eliminate the heater room and substitute approved type overhead heater, as shown on such revised plans;

746-45-BZ

APPLICANT—Joseph V. McKee, for Penelope Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting partly in residence and partly in business use districts, the erection of a building (stores) exceeding the area requirements and also to permit the omission of the rear yard.

PREMISES AFFECTED—96-52 to 96-68 Queens boulevard, southwest corner of 64th road (Block 3082, Lots 71 and 79), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (746-45-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit partly in a residence and partly in business use district, the erection of a building (stores) exceeding the area requirements and also the omission of the required rear yard, affecting premises 96-52 to 96-68 Queens boulevard, southwest corner of 64th road (Block 3082, Lots 71 and 79), Rego Park, Borough of Queens, was granted by the Board February 5, 1946, on certain conditions; and

WHEREAS, the resolution was amended February 27, 1950; and

WHEREAS, time to complete the work and obtain permits was extended from time to time and last extended January 24, 1950; and

WHEREAS, the applicant requested a further extension of time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 5, 1946, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by the applicant that the work has been substantially completed and that he has been issued temporary certificate of occupancy Q-75639, that all work shall be completed and a permanent certificate of occupancy obtained within six (6) months from the date of this *amended* resolution (N.B. 214-45)."

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945-48-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Co., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in business use portion of the lot, the reconstruction and enlargement of accessory building to existing gasoline service station and the parking of more than five motor vehicles, to include lubritorium, auto laundry, retail sales, motor vehicle repair shop and to continue the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—102-36 Jamaica avenue, south side, 264.89 ft. east of 102nd street (Block 9288, part of Lot 14), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (945-48-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in the business use portion of the lot, the reconstruction and enlargement of accessory building, to an existing gasoline service station, and the parking of more than five motor vehicles, to include lubritorium, auto laundry, retail sales, motor vehicle repair shop, and to continue the parking and storage of more than five motor vehicles, affecting premises 102-36 Jamaica avenue, south side, 264.89 ft. east of 102nd street (Block 9288, part of Lot 14), Richmond Hill, Borough of Queens, was granted by the Board May 10, 1949, on certain conditions; and

WHEREAS, the resolution was amended December 6, 1949 and May 8, 1951; and

WHEREAS, time to obtain permits and complete the work was extended May 9, 1950; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 10, 1949, as amended by resolution adopted on May 8, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of verbal statement by applicant that the work has been substantially completed, that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six (6) months from the date of this amended resolution (N.B. 5051-48)."

9-51-BZ

APPLICANT—Abraham N. Horwitz, for Celestine Vastano, owner.

SUBJECT—Application for consideration—reopening re approval of working drawings—re Application (decision of the borough superintendent) previously granted on condition) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of accessories,

motor vehicle repairs and office, for a term of ten (10) years.

PREMISES AFFECTED—218-228 Hamilton avenue and 690-692 Hicks street, southwest corner and 33-43 Luqueer street (Block 513, Lots 29, 33 and 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham N. Horwitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and plans approved.

THE VOTE TO REOPEN AND APPROVE PLANS—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (89-51-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of accessories, motor vehicle repairs and office for a term of ten (10) years, affecting premises 218 to 228 Hamilton avenue and 690 to 692 Hicks street, southwest corner, and 33 to 43 Luqueer street (Block 513, Lots 29, 33 and 35), Borough of Brooklyn was granted by the Board July 3, 1951, on certain conditions; and

WHEREAS, plans were approved as being in substantial compliance with the Board's requirements October 9, 1951; and

WHEREAS, the applicant requested an approval of plans submitted as being in substantial compliance with the Board's requirements.

Resolved, that the Board of Standards and Appeals does hereby approve working plans as in substantial compliance with the resolution adopted by the Board July 3, 1951.

249-47-BZ

APPLICANT—J. J. Gloster and Sons, for Dominick Lamacchia, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, for a term of years, the change in occupancy from storage and office to office, storage and baling of waste paper.

PREMISES AFFECTED—596 Water street and 80 Montgomery street, northwest corner (Block 245, Lot 47), Borough of Manhattan.

APPEARANCES—

For Applicant—Charles F. Gloster.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing December 18, 1951, at 10 A.M. to permit two publications in the Bulletin and filing of new decision of the borough superintendent as to extension of the term of variance, waiving all other requirements.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

Adjourned 3:00 P.M.

Joseph J. Doyle, Chief Clerk.

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RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commission of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the Administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

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BULLETIN

OF THE

THE LIBRARY OF THE

JAN 16 1952

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 49

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WHitehall 3-3600

OFFICE HOURS FOR PUBLIC— 9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

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(Remaining Minutes of the Meeting of November 27,
1951 will be printed in the Bulletin of December 11,
1951.)

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in con-
nection with which court proceedings are pending or in
progress, unless exception is granted by the chairman,
nor accepted which is not filed within thirty days from
the date of the action of the Administrative Official.

Any communication purporting to be an appeal or ap-
plication shall be regarded as a mere notice of intention
to seek relief until it is filed on the form required by the
rules of this board.

Upon receipt of any such communication the writer
will be supplied with the official forms for presenting
his appeal or application.

At the time of filing an appeal or application, the ap-
pellant or applicant shall forward a signed notice of
appeal addressed to the administrative official, either
borough superintendent of buildings or fire commissioner
and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans
must indicate the points of the compass so as to establish
the true location and position of the property, the sub-
ject of the appeal or application.

Appeals and applications will be simplified and disposi-
tion of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to November 27, 1951.

Cal. No. Dept. Premises Affected

762-51-A—H.B.M.—540-550 West 58th street, south side, 175 ft. east of 11th avenue (Block 1086, Lot 52), Borough of Manhattan, Amendment to Alt. 290-51.

763-51-A—H.B.M.—540-550 West 58th street, south side, 175 ft. east of 11th avenue (Block 1086, Lot 52), Borough of Manhattan, Amendment to Alt. 290-51.

764-51-A—H.B.M.—591 Broadway, west side, 176 ft. 10 in. south of West Houston street; 164 Mercer street, east side, 176 ft. 8 in. south of Broadway (Block 512, Lot 16), Borough of Manhattan, Amendment to Alt. 592-51.

765-51-BZ—H.B.M.—45 Park avenue and 100 East 37th street, southeast corner (Block 892, Lot 85), Borough of Manhattan, Amendment to Alt. 1345-51.

766-51-A—F.D.—247-255 Water street (front and rear), north side, 188 ft. 3 in. east of Bridge street (Block 32, Lot 55), Borough of Brooklyn, Decision re Order No. 31064-LF.

767-51-SM—Economy Suspension Systems, Models $\frac{3}{4}$ in. Channel and $1\frac{1}{2}$ in. Channel, (system for supporting sound absorbing suspended ceiling), manufactured by Building Service, Inc., Material.

768-51-SM—Economy T System (system for suspending Fiberglas noncombustible acoustical board), manufactured by Building Service, Inc., Material.

769-51-SM—USG Access Panels (metal frame and metal cover to provide access to controls in walls and ceilings), manufactured by United States Gypsum Co., Material.

770-51-SA—Combustioneer Low Pressure Oil Burner, Model DLP (pedestal conversion and flange mounted units); (residential heating), manufactured by Steel Products Engineering Co., Appliance.

771-51-SM—Elkhart Pressure Reducing Valve—200 G.P.M. 30 lb. Maximum, Model Elkhart Plate 34, manufactured by Elkhart Brass Manufacturing Co., Inc., Material.

772-51-SM—Master Weld Tank and Boiler Corp. 275 Gallon Fuel Oil Storage Tank, manufactured by Master Weld Tank and Boiler Corp., Material.

773-51-A—F.D.—64-53 Springfield boulevard; 64-60 223rd street; 223-01 69th avenue; 223-36 65th avenue; 68-15 Springfield boulevard and 67-83 223rd place (Block 7656, Lot 2), Bayside, Borough of Queens, C.M.V.O. 7618 to 7622 inclusive.

774-51-A—F.D.—67-43 224th street, 226-05 69th avenue and 67-89 224th street (Block 7670, Lot 2), Bayside, Borough of Queens, C.M.V.O. 7615, 7616 and 7617.

775-51-BZ—H.B.Bx.—2135 Westchester avenue, north side, from Unionport road to Purdy street and 1320 Unionport road (Block 3934, Lots 1, 3, 5 and 6), Borough of The Bronx, N.B. 1259-51.

776-51-BZ—H.B.Q.—81-67 Liberty avenue, north side, 37.4 ft. west of 84th street (Block 9083, Lot 30), Ozone Park, Borough of Queens, Alt. 2606-51.

777-51-A—H.B.M.—1120-1136 Avenue of the Americas and 41-75 West 43rd street, northeast corner and 46-76 West 44th street (Block 1259, Lot 1), Borough of Manhattan, Amendment to N.B. 80-51.

778-51-A—F.D.—304-308 Hewes street, south side, 100 ft. east of Harrison avenue (2nd floor); (Block 2214, Lot 12), Borough of Brooklyn, Decision re Order No. 32989-LC.

779-51-BZ—H.B.Q.—66-67 69th street, southeast corner of 66th drive (Block 3050, Lot 63), Middle Village, Borough of Queens, N.B. 2671-51.

780-51-SM—Approved-Welded Fuel Oil Tank 275 gallon, manufactured by Approved Welded Tank Co., Material.

781-51-BZ—H.B.Bx.—3812-3820 Dyre avenue, west side, 120.20 ft. north of Light street (Block 4950, Lots 91 and 92), Borough of The Bronx, Alt. 865-51.

782-51-BZ—H.B.Q.—161-51 to 161-61 Baisley boulevard, northwest corner of New York boulevard (Block 12256, Lot 31—formerly Lot 32), Jamaica, Borough of Queens, N.B. 5238-51.

783-51-BZ—H.B.M.—541-549 Lexington avenue and 128-136 East 50th street, southeast corner and 129-141 East 49th street (Block 1304, Lot 20), Borough of Manhattan, Electric Sign 650-51.

784-51-BZ—H.B.B.—2182-2206 Ocean avenue, west side, 86 ft. 7 in. south of Quentin road (Block 6802, Lots 14, 18 and 23), Borough of Brooklyn, Alt. 3395-51.

785-51-BZ—H.B.Q.—152-11 Union turnpike and 79-27 to 79-35 152nd street, northeast corner and 79-28 to 79-36 153rd street (Block 6712, Lot 81), Flushing, Borough of Queens, N.B. 5859-51.

786-51-A—H.B.B.—800-808 Broadway, northwest corner of Ellery street (Block 1578, Lots 19 and 21), Borough of Brooklyn, Amendment to Alt. 1071-49.

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209-46-BZ—Vol. III—H.B.Q.—93-01 to 94-05 Northern boulevard and 32-36 to 32-62 Junction boulevard, northwest corner and 32-57 to 32-63 93rd street (Block 1423, Lot 45), Jackson Heights, Borough of Queens, Alt. 1808-51.

302-49-SA—Vol. II—"100" Open End Washex (combination washer-extractor for laundry and dry cleaning), manufactured by Fabric Laundry and Dry Cleaning Machinery Corp., Appliance.

CALENDAR

500-50-SA—Bryant Gas-Fired Unit Heater, Model 50-327 (previously approved re Bryant Gas-Fired Unit Heater, Model US 322), manufactured by Affiliated Gas Equipment, Inc., Appliance.

724-50-BZ—Vol. II—H.B.Bx.—2241 Light street, northeast corner of Rombouts avenue (Block 4951, Lots 20 and 22), Borough of The Bronx, Amendment to Alt. 852-50.

817-50-BZ—Vol. II—H.B.B.—352-360 Avenue S and 2083-2091 McDonald avenue, southeast corner (Block 7104, Lots 112 and 114), Borough of Brooklyn, N.B. 1067-50.

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	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	Apr. 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July 31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	Mar. 13, 1951—Vol. 36, No. 11A
Fire Drill Rules	July 24, 1951—Vol. 36, No. 30
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Mar. 13, 1951—Vol. 36, No. 11
Fire Retarding Rules for Garages, etc.	June 26, 1951—Vol. 36, No. 26
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Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
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Opening Protective Assemblies, Rules for Inspection of	Sept. 18, 1951—Vol. 36, No. 38
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Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System. Chap. 19....Mar. 27, 1951—Vol. 36, No. 13A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

DECEMBER 4, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 4, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

436-37-BZ—Reopened July 17, 1951 as Volume II—Application, June 21, 1951, under sections 7f and 7h of the zoning resolution of Henry George Greene, for Amp Auto Service, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing lubritorium, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot; premises 239-255 East 3rd street, north side, 90 ft. west of Avenue C, 292-298 East 4th street, south side, 90 ft. west of Avenue C (Block 386, Lots 32 and 33), Borough of Manhattan.

426-51-BZ—Application June 1, 1951, under sections 7c, 7A and 21 of the zoning resolution of Sidney Daub, applicant on behalf of Level Realty Corp., owner (Alexander's Department Stores, Inc., lessee), to permit in a residence use, B area district, the change in occupancy from residence use to commercial use in conjunction with adjoining store, using more than the permitted area, with an entrance more than the permitted distance from intersection; premises 2520 Creston avenue, east side, 276.42 ft. north of East 190th street (Block 3167, Lot 22), Borough of The Bronx.

427-51-A—2520 Creston avenue, east side, 276.42 ft. north of East 190th street (Block 3167, Lot 22), Borough of The Bronx.

296-32-BZ—Reopened July 17, 1951 as Volume IV—Application, November 15, 1950, under sections 7e, 7f and 7A of the zoning resolution of Paul Friedman, for Kings Bay Realty Corporation, owner (Irving Saltz and Edmund Papano, lessees); (conditional vendee; Regal Properties, Inc.), to permit in the business use district portion of a plot partly in a residence use district, and partly in a business use district, for a term of ten years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sale of accessories with curb cuts and sign more than the permitted distance from the intersection; premises 115-123 Kings Highway, and 1626-1640 Stillwell avenue, northwest corner (Block 6253, Lot 21), Borough of Brooklyn.

471-51-BZ—Application, June 15, 1951, under sections 7c and 21 of the zoning resolution, of Herman M. Cole, applicant, for Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a retail use district, the extension of existing department store with proposed relocation of fire wall and proposed fifth floor; premises 121-137 Fordham road, north side, from Creston avenue to Grand Concourse, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

472-51-A—121-137 Fordham road, north side, from Grand Concourse to Creston avenue, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

309-51-A—41-43 Marion street, north side, 200 ft. west of Reid avenue (1st floor); (Block 1691, Lot 47), Borough of Brooklyn.

157-51-BZ—Application, February 23, 1951, under section 21 of the zoning resolution of Otto W. Kritz, for James G. O'Connor, owner, to permit in a residence use, E-1 area district, the erection and maintenance of a one-family dwelling without the required set-back from street line; premises 700 Metropolitan avenue, northwest corner of Thames avenue (Block 264, Lot 24), West New Brighton, Borough of Richmond.

CALENDAR

607-51-BZ—Application, September 5, 1951, under section 7e of the zoning resolution of Lama, Proskauer & Prober, for John Pasta as *Attorney* for the Estate of Alice A. Pierce, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage of accessories, motor vehicle repairs and office, and to permit the parking of motor vehicles waiting to be serviced; premises 79-02 to 79-04 162nd street and 161-01 to 160-11 Union Turnpike, northwest corner and 161-02 to 161-12 79th avenue (Block 6842, Lots 16 and 18), Flushing, Borough of Queens.

655-51-BZ—Application, October 8, 1951, under section 7e of the zoning resolution, of James E. Casale, for The Brooklyn Improvement Co., owner, to permit in a residence use district, the change in occupancy from residence, to business use (offices) and residence; premises 8 East 65th street, south side, 175 ft. east of Fifth avenue (Block 1379, Lot 64), Borough of Manhattan.

687-51-BZ—Application, October 23, 1951, under section 21 of the zoning resolution of George A. Boehm, for Board of Education, City of New York, owner, to permit in a residence use, E area district, the erection and construction of addition to existing public school nearer to the street line than is permitted; premises Block bounded by Park terrace, Lindenwood avenue and School street (Block 5221, Lot 1), Great Kills, Borough of Richmond.

590-29-BZ—Reopened May 1, 1951 as Volume II—Application, April 6, 1951, under sections 7f, 7i and 7e of the zoning resolution of C. Corey Mills, for Nathan Gottesman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, and the sale and service of five used cars for a term of twenty years; premises 1032-1044 Myrtle avenue, south side, 182.4 ft. east of Sumner avenue (Block 1585, Lot 14), Borough of Brooklyn.

202-51-BZ—Application, March 26, 1951, under sections 7c and 21 of the zoning resolution, of Abraham N. Horwitz, for Joseph J. Noe, owner, to permit in a residence use, E area district, the erection and maintenance of an extension to existing factory, without the required rear yard, and nearer to the street line than is permitted; premises 1952 Mayflower avenue, east side, 120 ft. south of Wilkinson avenue (Block 4232, Lots 23 and 26), Borough of The Bronx.

276-51-BZ—Application, April 17, 1951, under section 7h of the zoning resolution, of Max Horn, for John White, owner, to permit in the residence use portion of a plot located in a residence and business use district, the parking and storage of motor vehicles for a term of years; premises 166-03, 166-15, 166-19 Baisley boulevard, north side, from 166th to 167th streets, 120-37 to 120-75 166th street and 120-48 to 120-76 167th street (Block 12382, Lots 29 and 39), Jamaica, Borough of Queens.

332-51-BZ—Application, May 8, 1951, under section 7e of the zoning resolution of Charles N. and Selig Whinston, for George J. Coker, owner, to permit in a residence use district, the change in occupancy from garage for six private cars and dwelling—to garage (for three motor vehicles), caterer's kitchen and two dwellings, for a term of twenty-five years; premises 167 East 73rd street, north side, 180 ft. east of Lexington avenue (Block 1408, Lot 27), Borough of Manhattan.

422-51-BZ—Application, June 15, 1951, under section 7h of the zoning resolution of Max Horn, for Florence Le Beau, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 120-30 to 120-40 165th street, west side, 207 ft. north of 122nd avenue and 120-23 to 120-27 164th street, east side, 240 ft. south of 120th avenue (Block 12379, Lots 18, 19, 20, 50 and 52), Jamaica, Borough of Queens.

423-51-BZ—Application, June 15, 1951, under section 7h of the zoning resolution of Max Horn, for Jeanette Raabe, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 163-11 to 163-19 122nd avenue and 120-50 to 120-60 164th street, northwest corner (Block 12378, Lots 59 and 62), Jamaica, Borough of Queens.

424-51-BZ—Application, June 15, 1951, under section 7h of the zoning resolution of Max Horn, for Joseph Sulitzky, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 120-44 to 120-54 Smith street, west side, 103.75 ft. north of 122nd avenue (Block 12379, Lots 56 and 58), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

DECEMBER 4, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 4, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

103-51-SM—Service Specialties Fill Box for Gasoline.

715-50-SM—United States Gypsum 2¾ Inch Long Length Hollow Rocklath and United States Gypsum Plaster Partition.

432-51-SM—Ramset Fastening Tool Models 122 and 238.

350-51-SA—ABC Oil Burner, Model 56, marketed as Burnham Oil Burner Model 56, Homer Oil Burner Model 56, Comfortzone Oil Burner, Model 56, Norge Heat Oil Burner, Model 56, Radiatron Oil Burner, Model 56, Rybolt Oil Burner, Model 56, Certified Oil Burner Model 56, U. S. Solarflame Oil Burner, Model 56, Weil-McLain Oil Burner, Model 56, Cities Service Oil Burner Model 56, Kleen Heat Oil Burner, Model 81, Fitzgibbons Oil Burner, Model 56, Kewanee Oil Burner, Model 56, Firewel Oil Burner, Model 56, Ko-A-Aire Oil Burner Model 56, Zephyr Oil Burner, Model 56, Ingersoll Oil Burner, Model 56, Feder 1 Oil Burner, Model 56, Utica Oil Burner, Model 56, Powergil Oil Burner, Model 56, Kalamazoo Oil Burner, Model 56.

623-51-SA—Hudson Indirect Gas Heated Oven Series 1100 (for temperatures up to 300° F.).

880-50-SA—Sec-O-Matic Dry Cleaning System—Models AH, AR, AHR.

482-51-SM—Aggolute Plasticizing Admixture for Mortar.

483-51-SA—The Otis 6897C Car Door Electric Contact.

631-51-A—162-164 West 48th street, south side, 140 ft. east of 7th avenue (2nd, 3rd and 4th floors); (Block 1000, Lots 58 and 158), Borough of Manhattan.

490-51-A—Foot of Kent street, 527 ft. 5½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

489-51-A—Foot of Huron street, 643 ft. west of West street (Block —, Lot —), Borough of Brooklyn.

491-51-A—Foot of Java street, 544 ft. 1½ in. west of West street (Block —, Lot —), Borough of Brooklyn.

310-51-A—8 East 63rd street, south side, 175 ft. east of 5th avenue (Block 1377, Lot 65), Borough of Manhattan.

573-51-A—2-14 George street and 147-163 Melrose street east side of Evergreen avenue from George to Melrose streets (Block 3156, Lots 1 to 6, 8, 10, 11, 52, 53 and 54), Borough of Brooklyn.

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595-51-A—337 Richmond avenue and 167 Palmer avenue, northeast corner (Block 1938, Lot 1), Port Richmond, Borough of Richmond.

635-51-A—170 Lombardy street, southwest corner of Varick avenue (Block 2837, Lot 1), Borough of Brooklyn.

731-48-A—990 Bedford avenue, west side, 38 ft. north of DeKalb avenue (Block 1928, Lot 69), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 11, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 11, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

89-38-BZ—Vol. II—Reopened April 24, 1951 as Volume II—Application, March 28, 1951, under sections 7e, 7f, 21 of the zoning resolution of Herman Kron, applicant, for Isaac T. Flatto, owner, to permit in a business use district portion of a lot located in a residence and business use district, the erection and maintenance of a garage (C area) for more than five motor vehicles using more than the area permitted and with roof parking; premises 714 Cypress avenue and 1682 Palmetto street, southeast corner (Block 3449, part of Lot 6), Ridgewood, Borough of Queens.

203-51-BZ—Application, March 26, 1951, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, for Monde Realty Corp., owner, to permit in a residence use, D1 area district, the erection and maintenance of seventeen one family dwellings without the required side yards at both ends of each group, and nearer to the street line than is permitted; premises 55-40 to 65-58 Alderton street, southwest of Elwell Crescent and northwest corner of 66th avenue and 86-01 to 86-15 66th avenue (Block 3135, Lots 1, 89 to 96 inclusive and 6 to 12 inclusive), Forest Hills, Borough of Queens.

543-51-BZ—Application, August 3, 1951, under section 7h of the zoning resolution, of Henry George Greene, applicant, for Gehring Realty Corp., and Ravenast, Inc., owners, to permit in the residence use district portion of a lot located in a residence and retail use district, the extension of existing parking and storage of motor vehicles for a term of years; premises 183-02 to 183-20 Hillside avenue and 88-02 to 88-18 184th street, southwest corner and 88-01 to 88-15 183rd street (Block 9930, Lots 22, 26, 27, 31 and 39), Jamaica, Borough of Queens.

64-51-BZ—Application, August 17, 1951, under section 7h of the zoning resolution, of J. G. L. Molloy, applicant, for C. L. R. Realty Co., Inc., owner, to permit in a residence and business use district, the parking and storage of motor vehicles for a term of years; premises 101-06 Queens boulevard, south side, 37.14 ft. east of 67th road and 100-26 to 100-36 67th road (Block 3171, Lots 19, 21 and 23), Forest Hills, Borough of Queens.

051-21-BZ—Reopened June 5, 1951 as Volume II—Application, May 21, 1951, under sections 7c, 7e and 7f of the zoning resolution of Anthony T. Nappi, for Mary Nappi, owner, to permit in a residence and business use district, the additional use of a gasoline service station, auto washing, lubrication, sale of auto accessories and office; and the parking of motor vehicles waiting to be serviced—to existing garage for more than five motor vehicles and motor vehicle repair shop; premises 1820-832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

627-51-BZ—Application, September 13, 1951, under sections 7e, 7f, 7h and 7i, of the zoning resolution of Paul Friedman, for Benson Chevrolet, Inc., owner (General Outdoor Advertising Co., lessee), to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop incident to authorized automobile dealer's use, including a non-storage garage for more than five, but not more than seventy motor vehicles; an automobile showroom for authorized automobile dealer; storage sale and display of more than five but not more than twenty-five used motor vehicles; free parking of more than five but less than thirty motor vehicles for patrons and employees only, office, conference room and storage of bulk auto parts; with a roof sign not in conformity with Zoning Resolution; premises 1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (Block 6341, Lot 30), Borough of Brooklyn.

628-51-A—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (mezzanine); (Block 6341, Lot 30), Borough of Brooklyn.

559-47-BZ—Reopened April 10, 1951 as Volume II—Application, March 12, 1951, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober on behalf of Abe Messinger, owner (Ace Automobile Sales Co., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; premises 1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn.

166-20-BZ—Reopened May 22, 1951 as Vol. II—Application April 7, 1951, under sections 7c, 7e and 7i of the zoning resolution of George L. Bosquet, applicant on behalf of George F. Rohe, owner (Bay Motors, lessee), to permit in a residence and business use district, the addition of showroom and motor vehicle repair shop to existing non-storage garage for more than five motor vehicles and gasoline service station; premises 209-30 Northern boulevard, south side, 200 ft. east of Oceania street (Block 7309, Lots 13 and 47), Bayside, Borough of Queens.

100-48-BZ—Vol. II—Reopened July 10, 1951 as Volume II—Application, September 11, 1950, under sections 7c and 7i, of the zoning resolution of Henry Nordheim, applicant, for John H. Bush, owner, to permit in a business use district the conversion of a building on plot into a motor vehicle repair shop; premises 1933-1959 Webster avenue, 1876-1892 Valentine avenue and 350-360 East 178th street, south side, from Valentine to Webster avenues (Block 2815, Lot 1), Borough of The Bronx.

319-51-BZ—Application, April 17, 1951, under section 21 of the zoning resolution of Charles Abrahams, applicant, for Max Engel and Louis Pelzig, owners, to permit in an unrestricted use, C area district, the extension of existing building using more than the area permitted; premises 188-204 Dupont street, south side, 100 ft. east of Oakland street (Block 2497, Lots 10, 11, 12, 13 and 14), Borough of Brooklyn.

348-51-BZ—Application, May 2, 1951, under sections 7c and 7i of the zoning resolution of Oswald Fischer, applicant, for Carlo Castoro and Frank Macchia, owners, to permit in a business use district the reconstruction and extension of existing gasoline service station, lubritorium, motor vehicle repairs and sale and storage of accessories, with a curb cut more than the permitted distance from intersection; premises 88-20 to 88-24 Astoria boulevard, southwest corner of 89th street (Block 1362, Lots 1 and 10), Jackson Heights, Borough of Queens.

413-51-BZ—Application, June 12, 1951, under section 7h of the zoning resolution of Joseph Lau, applicant, for

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M. Brand and Sons, Inc., owner, to permit on the unbuilt upon portion of a plot located in a residence use district the parking and storage of motor vehicles, for a term of five years; premises 411-417 East 48th Street, north side, 135 ft. east of 1st avenue and 410-412 East 49th street (Block 1360, Lot 8), Borough of Manhattan.

272-49-BZ—Reopened October 30, 1951—for consideration as to extension of term of variance—re Application of Joseph B. Klein, applicant, on behalf of Celestino Boggia Ricotto, owner, under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than five motor vehicles; premises 5-7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49 and 51), Borough of Manhattan.

684-28-BZ—Reopened May 22, 1951 as Volume III—Application, April 25, 1951, under sections 7c, 7i of the zoning resolution of Hal. I Mirowotz, for Sophie Nemser, owner, to permit in a business use district, the extension of existing accessory building and the addition of motor vehicle repairs to existing gasoline service station, lubricatorium, tire room with parking and storage of more than five motor vehicles on unoccupied portion of lot; premises 740-744 5th avenue and 322-332 24th street, southwest corner (Block 652, Lot 39), Borough of Brooklyn.

276-49-BZ—Reopened November 7, 1951 as Volume II—Application, October 10, 1951, under section 7h of the zoning resolution of Lama, Proskauer and Prober, for Louis F. X. Santangelo, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of five years; premises 38-42 Henry street, south side, 339 ft. west of Market street (Block 277, Lots 37 and 38), Borough of Manhattan.

250-51-BZ—Application, April 9, 1951, under section 7e of the zoning resolution of A. H. Salkowitz, for Otto and Erna May, owners, to permit in a residence and local retail use district, a used car lot in the local retail use district portion of lot; premises 155-05 Northern boulevard, northeast corner of 155th street (Block 5271, Lot 7), Flushing, Borough of Queens.

375-51-BZ—Application, May 29, 1951, under section 7e of the zoning resolution of M. Martin Elkind, for Almoros Realty Corp., owner (Almoros Realty Corp., lessee), to permit in a residence use district, the change in occupancy of an apartment in a class A (multiple dwelling) from residence use to telephone interception service; premises 42-54 Judge street and 85-01 Elmhurst avenue, southwest corner (Block 1518, Lot 44), Elmhurst, Borough of Queens.

616-51-BZ—Application, September 5, 1951, under section 7h of the zoning resolution of Herman Kron, for 849-1st Avenue Corporation, owner (Morris Robbing, lessee), to permit in a restricted retail use district, the parking and storage of more than five motor vehicles for a term of years; premises 849-851 1st avenue, west side, 550.3 ft. north of East 47th street (Block 1340, Lots 25, 27 inclusive), Borough of Manhattan.

653-51-BZ—Application, October 8, 1951, under section 7h of the zoning resolution of Joseph Schafren, for Northerest Gardens Corp., owner (Parion Theatre Corp., lessee), to permit in the residence use portion of a plot located in a residence and business use district, the parking and storage of motor vehicles; premises 153-25 79th avenue, north side, 100.27 ft. west of Parsons boulevard (Block 6815, Lot 23 and part of Lot 20), Flushing, Borough of Queens.

683-51-BZ—Application, October 16, 1951, under section 7h of the zoning resolution of Paul Friedman, for Board of Transportation (John Scala and Patrick Scala, doing business as Scala Contracting Co., lessee), to permit in a residence and business use district, an automobile laun-

dry conducted as the principal business of the establishment, and to permit the parking and storage of motor vehicles for a term of years; premises 291-359 10th street, northeast corner of 4th avenue (Block 1010, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 11, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, December 11, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

203-48-SM—Pennsylvania Range Boiler Company 275 Gallon Fuel Oil Storage Tank; (reopened October 23, 1951 re amendment of resolution as to change in dimension of 275 gallon fuel oil tank).

669-51-SM—50" Dynel Print, Model 71470.

79-51-SM—QRS De Luxe Fabric Flame Retardent Interior.

548-51-SM—Hauserman Movable Partitions Model CCA (sub-dividing partition).

362-51-SA—Paracoil Fuel Oil Preheater Type GF (Gas Fired Indirect).

668-51-SM—50" Swirl Dynel Damask—Model 16478.

385-48-SM—Vol. III—USF One and One-Half Hour Hollow Metal Door (1 $\frac{3}{8}$ " thick); (reopened July 10, 1951 re amendment of resolution as to include Rockwool as the insulation in the approved 1 $\frac{3}{8}$ " doors).

819-50-SA—Bryant Gas-Fired Winter Air Conditioner—Model 324.

862-50-SA—UsAirco Gas Fired Unit Heaters, Models 20270, 20100, 20135, 23055, 23090, 23120, 23160, 23200, 23180, 23240 and 20200.

244-51-SA—Sil-Ex Washers, Model A, (Dry cleaning).

613-41-SM—Vol. II—Quaker Diapene A (Flameproofing Compound).

931-50-A—215-04, 215-06, 215-10 and 215-12 69th avenue; 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Bell boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-12 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-05, 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-06 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25, 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 to 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bay-side, Borough of Queens.

641-51-A—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue (Block 1220, Lot 63), Borough of Brooklyn.

159-51-A—32-09 Douglaston parkway (also known as 600 West drive), northeast corner of Manor road (Block 8031, Lot 1), Douglaston, Borough of Queens.

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

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723-51-A—5050 Iselin avenue, southeast corner of Delafield avenue (Block 3415-T, Lot 1), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 18, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 18, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

787-50-BZ—Application, October 16, 1950, under section 7c of the zoning resolution of Simeon Heller, for Anna Di Agostino, owner (Jerry and Leonardo, Inc., lessee), to permit in a business use district, the extension of (in use and area), an existing gasoline service station and motor vehicle repair shop (previously granted by the Board for a term of years—expires June 28, 1951), to be used as a gasoline service station, office, salesroom, motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona, Borough of Queens.

82-51-BZ—Application January 31, 1951, under sections 7e and 7h of the zoning resolution of Henry Hurwit, applicant on behalf of 1600 Adams Street Corp., owner, to permit in the residence use portion of a lot, the continuance of existing frame building as a motor vehicle repair shop and the parking and storage of motor vehicles with a driveway and curb cut (site partially in a business use and partially in a residence use district); premises 1601-1609 Van Buren street, south side, 340 ft. west of Van Nest avenue (Block 4018, Lot 20) and 1608 Adams street, north side, 80 ft. west of East Tremont avenue (Block 4018, Lots 20 and 43), Borough of The Bronx.

83-51-A—1601-1609 Van Buren street, south side, 340 ft. east of Van Nest avenue (Block 4018, Lot 20), Borough of The Bronx.

251-51-BZ—Application April 10, 1951, under section 7h of the zoning resolution of Max Horn, applicant on behalf of Mathilde A. Brauer, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 120-09 New York boulevard, east side, 40 ft. south of 120th avenue (Block 12378, Lot 26), Jamaica, Borough of Queens.

252-51-BZ—Application April 10, 1951, under section 7h of the zoning resolution, of Max Horn, applicant on behalf of Sophie Hauser, owner, to permit in a residence use district, the parking and storage of motor vehicles, for a term of years; premises 120-48 166th street, west side, 274.43 ft. north of Baisley boulevard (Block 12381, Lot 72), Jamaica, Borough of Queens.

138-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubritorium and accessory sales; premises 3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

15-50-BZ—Application, June 14, 1950, under section 7h of the zoning resolution, of Joseph A. Doyle, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 2-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

458-38-BZ—Reopened January 9, 1951 as Volume II—Application, December 12, 1950, under sections 7e, 7h and 21, of the zoning resolution of Henry Nordheim, applicant, for Frank Memola, owner, to permit in a residence use district, the addition of parking and storage of motor vehicles to existing car washing and greasing (lubritorium); premises 1800 Cross Bronx expressway and 1376 Beach avenue, southeast corner (Block 3881, Lot 11), Borough of The Bronx.

438-39-BZ—Reopened July 17, 1951 as Volume III—Application, June 27, 1951, under sections 7c and 7f, of the zoning resolution of Lama, Proskauer and Prober, applicants, for Fannie Wolf, owner, to permit in a business use district, the extension in use and area of existing gasoline service station, lubritorium, auto laundry and store, to include motor vehicle repair shop; premises 4312-4318 Church avenue, south side, 40 ft. 8 in. west of Troy avenue (Block 4897, Lots 7 and 10), Borough of Brooklyn.

822-45-BZ—Reopened September 27, 1949 as Volume II—Application, August 15, 1947, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, for Max Blatman, owner, to permit in a business use district, the change in occupancy from public market to laundry (curtain cleaning business); (previously denied by the Board); premises 1573-1575 McDonald avenue, east side, 140 ft. north of Avenue N (Block 6564, Lot 58), Borough of Brooklyn.

486-51-A—1573-1575 McDonald avenue, east side, 140 ft. north of Avenue N (2nd floor); (Block 6564, Lot 58), Borough of Brooklyn.

229-49-BZ—Reopened September 11, 1951 as Volume II—Application, July 2, 1951, under 7h of the zoning resolution, of Joseph B. Klein, applicant, for Peter I. Feinberg, owner, (Milton Zellermyer, lessee), to permit in the residence use district portion of plot, the parking of motor vehicles for a term of years, for patrons and employees—no fee to be charged; premises 1677 Bruckner boulevard, northwest corner of Fteley avenue (Block 3721, Lots 1 and 8), Borough of The Bronx.

367-51-BZ—Application, May 9, 1951, under sections 7f and 7i of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, for Flood Oldsmobile Co., Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used as an automobile show-room, sales-room, motor vehicle repairs, auto-painting, welding, body repairs, parts storage and office; and to permit a gasoline service station, and the sale and display of used cars on open portion of lot (for franchised Oldsmobile dealer); premises 14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (Block 3659, Lot 1), Borough of Brooklyn.

368-51-A—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (2nd floor); (Block 3659, Lot 1), Borough of Brooklyn.

609-51-BZ—Application, September 12, 1951, under sections 21 and 7e of the zoning resolution, of Forst and Forst, applicants, for Artmar Realty Corp., owner (82-73 Res, Inc., lessee), to permit in the local retail use district portion of lot located in a residence and local retail use district, a cabaret; premises 82-73 Parsons boulevard and 158-02 to 158-10 82nd drive, southeast corner (Block 6859, Lot 14), Jamaica, Borough of Queens.

817-50-BZ—Reopened November 27, 1951 as Vol. II for consideration as to rehearing re change of zoning effective May 15, 1951 re—Application of William A. Lacerenza, applicant, for Napach Realty Corporation,

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owner, under section 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of stores with show windows and entrances beyond the permitted distance from the intersection; premises 352-360 Avenue S and 2083-2091 McDonald avenue, southeast corner (Block 7104, Lots 112 and 114), Borough of Brooklyn.

249-47-BZ—Reopened November 20, 1951, for consideration as to extension of term of variance—re Application of Jacob J. Gloster, applicant, for Dominick Lamacchia, owner, under section 7e of the zoning resolution, to permit in a business use district, for a term of years, change in occupancy from storage and office, to office, storage, and baling of waste paper; premises 596 Water street and 80 Montgomery street, northwest corner (Block 245, Lot 47), Borough of Manhattan.

83-17-BZ—Reopened October 23, 1951 as Volume II—Application, October 4, 1951, under sections 7e and 21 of the zoning resolution of Imre Chairman, applicant, for Samuel Begon, owner (Isador Ferleger, lessee), to permit in a residence and business use district, the rearrangement of stores, and the change in occupancy of one of the stores to a laundrette; premises 581 Howard avenue, east side, 100 ft. 5 in. south of Pitkin avenue (Block 3512, Lot 36), Borough of Brooklyn.

1187-24-BZ—Reopened October 9, 1951 as Volume II—Application, August 28, 1951, under sections 7c and 7d of the zoning resolution of New York Telephone Company, owner, to permit in a residence use district, the extension of existing central telephone exchange building; premises 87-28 109th street, west side, 264.67 ft. south of Jamaica avenue and 87-29 108th street (Block 9298, Lots 91, 1, 55 and 56), Richmond Hill, Borough of Queens.

201-27-BZ—Reopened July 10, 1951 as Volume III—Application, June 13, 1951, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, for L. and R. Realty Co., Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles waiting to be serviced; with a show window and entrance (curb cut) more than the permitted distance from the intersection; premises 333-339 Reid avenue and 134-140 Chauncey street, southeast corner (Block 1692, Lot 6), Borough of Brooklyn.

483-29-BZ—Reopened January 30, 1951 as Volume II—Application, January 2, 1951, under sections 7c, 7i and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, for Socony-Vacuum Oil Co., Inc., owner, to permit in a business use district, the addition of motor vehicle repairs and the parking and storage of more than five motor vehicles to existing gasoline service station, lubritorium, and auto laundry; and to permit the proposed increase and change of curb cuts, enclosure of pits and the installation of a pedestal sign, and to permit the omission of masonry piers and link chains; premises 2090 Bronxdale avenue and southwest corner of Brady avenue and White Plains road (Block 4283, Lot 1), Borough of The Bronx.

868-49-BZ—Reopened October 23, 1951 as Volume II—Application, September 13, 1951, under sections 7c and 7h of the zoning resolution, of Paul Friedman, applicant, for Max Geffner, owner (Max Geffner doing business as Geffner Motors, lessee), to permit in the residence use district portion of a plot located in a residence and retail district, the parking of motor vehicles for patrons and employees (no fee to be charged), accessory to existing adjoining showroom for sale and display of motor vehicles, accessories and parts by authorized dealer, motor vehicle repair shop and gasoline service station (previ-

ously granted by the Board—expires April 11, 1965) with an opening in south wall of existing building for ingress and egress; premises 224-02 to 224-06 Merrick boulevard and 134-01 to 134-17 224th street; southeast corner (Block 13105, Lots 33 and 41), Laurelton, Borough of Queens.

384-51-BZ—Application, June 4, 1951, under section 21 of the zoning resolution, of Warren A. Sambach, applicant, for Reliance Federal Savings and Loan Association of Queens Village, owner, to permit in a manufacturing use, C area district, the extension of existing bank building, using more than the area permitted; premises 216-26 Jamaica avenue, south side, 97.75 ft. west of 218th street (Block 10759, Lot 161), Queens Village, Borough of Queens.

389-51-BZ—Application, May 16, 1951, under section 7f of the zoning resolution of John B. Snook Sons and Victor C. Farrar, applicants, for Carnegie Hall Auto Rental, Inc., owner, to permit in a business use district, the extension of garage use on West 56th street (Lot 40), presently used as a storage garage, to be extended into building located on Lot 39, presently used as a non-storage garage (three pleasure cars, balance dead storage); premises 108 to 112 West 56th street, south side, 150 ft. west of Avenue of the Americas (Block 1008, Lots 39 and 40), Borough of Manhattan.

390-51-A—108 to 112 West 56th street, south side, 150 ft. west of Avenue of the Americas (Block 1008, Lots 39, 40), Borough of Manhattan.

684-51-BZ—Application, October 23, 1951, under section 21 of the zoning resolution, of Ingram S. Carner, applicant, for Seaford Realty Corporation, owner, to permit in an unrestricted use, C area district, the erection and maintenance of a store (super market) using more than the area permitted; premises 15-07 122nd street, east side, 50.03 ft. south of 15th avenue (Block 4084, Lot 13), College Point, Borough of Queens.

741-51-BZ—Application, November 9, 1951, under section 7h of the zoning resolution, of Millard Henlein, applicant, for S. H. Kress and Co. (Samuel Gold, lessee), to permit in a restricted retail use district, the parking and storage of more than five motor vehicles for a term of three years; premises 351-353 1st avenue, west side, 54 ft. north of East 20th street and 355-357 East 20th street, north side, 60 ft. west of 1st avenue (Block 926, Lots 32, 33, 37 and 38), Borough of Manhattan.

168-51-A—Appeal from a decision of the fire commissioner, re transportation, storage and sale of combustible mixture, known as Revlon Nail Enamel Remover in glass containers, in New York City (quantity in containers not in conformity with Administrative Code requirements).

557-51-A—42-16 21st street (Van Alst avenue), west side, 115 ft. south of Bridge Plaza South (South Jane street); (Block 457, Lot 162), Long Island City, Borough of Queens.

758-51-A—2575 Ewen avenue, west side, 1000 ft. south of West 230th street (Block 3402, Lots 739, 741, 742), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 18, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 18, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

336-51-A—982 East 55th street, west side, 55 ft. north of Avenue H (Block 7738, Lot 77), Borough of Brooklyn.

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182-51-A—138-140 Center street, east side, 73.4 ft. north of White street (Block 198, Lot 1), Borough of Manhattan.

702-51-A—38 Renwick street, east side, 125 ft. south of Spring street (Block 594, Lot 71), Borough of Manhattan.

619-51-A—61-43 Borden avenue, north side, 138.19 ft. west of 64th street (attic floor); (Block 2366, Lot 51), Maspeth, Borough of Queens.

536-51-A—175 Pacific street, north side, 250 ft. east of Clinton street (Block 286, Lot 42), Borough of Brooklyn.

752-51-A—1318-1338 Greene avenue, east side, 41 ft. 5 in. south of Myrtle avenue (Block 3298, Lot 15), Borough of Brooklyn.

793-51-A—321-341 Rider avenue, northwest corner of East 140th street; 322-338 Canal place, northeast corner of East 140th street; 221-227 East 140th street, north side, from Rider avenue to Canal place (Block 2340, Lot 186), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 8, 1952, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 8, 1952, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

556-51-A—Applicant pursuant to Section 36 of the General Law to permit the erection of a building on a lot not fronting on a legally mapped street; premises 105 Beach 19th street, west side, 393.03 ft. south of Seagirt avenue (ground floor); (Block 290, Lot 25), Far Rockaway, Borough of Queens.

725-51-A—109-45 Francis Lewis boulevard and 206-01 Hollis avenue, northeast corner (Block 10913, Lot 33), Bellaire, Borough of Queens; (under section 35 of the General City Law re bed of mapped street—proposed widening of Francis Lewis boulevard).

HARRIS H. MURDOCK, *Chairman.*

JANUARY 8, 1952, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, January 8, 1952, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

652-51-SA—Reliable Viscolators, Types P and PC, Models P1, P2, P3, P4, PC1, PC2, PC3 and PC4.

174-51-SA—Standard Gehrlich Indirect Gas Fired; Electric and Steam Heated Recirculating Truck Type Oven.

624-51-SA—Hudson Indirect Gas Heated Oven, Series No. 1200 (for temperature up to 300° F.)

657-50-SM—Panelyte Wallboard.

750-50-SA—Detrex Model "525" Drycleaner process.

476-50-SA—Haughton Type B-1 Elevator Car Gate Contact.

406-51-SA—Homart Gas Conversion Burner, Models 546.175, 546.175.1, 546.175.2, 546.225, 546.225.1 and 546.225.2

486-39-SM—United States Gypsum Sheetrock and Sanison Wallboard; (reopened November 16, 1948 re amendment of resolution as to change of edge on face of board.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 27, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 30, 1951, were approved as printed in the Bulletin of November 6, 1951, Vol. 36, No. 45.

ZONING APPLICATIONS.

296-32-BZ—Vol. IV

APPLICANT—Paul Friedman, for Kings Bay Realty Corp., owner (Irving Saltz and Edmund Papano, lessees); (conditional vendee: Regal Properties, Inc.).

SUBJECT—Application reopened July 17, 1951—re Application (decision of the borough superintendent) under sections 7e, 7f and 7A of the zoning resolution, to permit in the business use portion of a plot partly in a residence use district and partly in a business use district, for a term of ten years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sale of

accessories with curb cuts and sign more than the permitted distance from the intersection.

PREMISES AFFECTED—115-123 Kings Highway, and 1626-1640 Stillwell avenue, northwest corner (Block 6253, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 4, 1951, 10 A.M. for inspection and decision.

458-38-BZ—Vol. II

APPLICANT—Henry Nordheim, for Frank Memola, owner (Beachwood Super Service, lessee).

SUBJECT—Application reopened January 9, 1951—re Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the addition of parking and storage of motor vehicles to existing car washing and greasing (lubritorium).

PREMISES AFFECTED—1800 Cross Bronx expressway and 1376 Beach avenue, southeast corner (Block 3881, Lot 11), Borough of The Bronx.

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APPEARANCES—

For Applicant: Henry Nordheim and Frank Memola.

For Opposition: Fred Bisantz, Helen Gewirtz and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, 10 A.M. for inspection and decision without further argument.

438-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Fannie Wolf, owner.

SUBJECT—Application reopened July 17, 1951—re Application (decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a business use district, the extension in use and area of existing gasoline service station, lubritorium, auto laundry and store, to include motor vehicle repair shop.

PREMISES AFFECTED—4312-4318 Church avenue, south side, 40 ft. 8 in. west of Troy avenue (Block 4897, Lots 7 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Fannie Wolf.

For Opposition: Herbert Zucker, Molly Weiner, Esther Zucker and Zella G. Fenner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, 10 A.M. for inspection and for decision, without further argument.

822-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Blatman, owner.

SUBJECT—Application reopened September 27, 1949—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the change in occupancy from public market to laundry (curtain cleaning business).

PREMISES AFFECTED—1573-1575 McDonald avenue, east side, 140 ft. north of Avenue N (Block 6564, Lot 58), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, J. Sidney Levine and Albert R. Blatman.

For Opposition: Biagio Amante and Fannie Portnoy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, 10 A.M. for inspection and decision without further argument.

229-49-BZ—Vol. II

APPLICANT—Joseph B. Klein, for Peter I. Feinberg, owner (Milton Zellermeier, lessee).

SUBJECT—Application reopened September 11, 1951—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use district portion of plot, the parking of motor vehicles for a term of years, for patrons and employees—no fee to be charged.

PREMISES AFFECTED—1677 Bruckner boulevard, northwest corner of Fteley avenue (Block 3721, Lots 1 and 8), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Klein and Milton Zellermeier.

For Opposition: Wm. A. Mohr, K. M. Biedermann and Edw. Hoffman for the Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, at 10 A.M. for inspection and decision without further argument.

272-49-BZ

APPLICANT—Joseph B. Klein, for Celestino Boggia Ricotto, owner.

SUBJECT—Application reopened October 30, 1951—re extension of term of variance—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—5-7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49 and 51), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Klein and Michael Ricotto.

For Opposition: Edw. Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 11, 1951, 10 A.M. for applicant to comply with the requirements under the resolution adopted October 30, 1951, as to reopening.

415-50-BZ

APPLICANT—Joseph A. Doyle, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph A. Doyle.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to December 18, 1951, 10 A.M. at request of the applicant.

367-51-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Flood Oldsmobile Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an automobile showroom, sales-room, motor vehicle repairs, auto-painting, welding, body repairs, parts storage and office; and to permit a gasoline service station, and the sale and display of used cars on open portion of lot (for franchised Oldsmobile dealer).

PREMISES AFFECTED—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (Block 3659, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Norman Lederer.

For Opposition: Rev. Walter M. Degenhardt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to December 18, 1951, at 10 A.M. for inspection and decision without further argument.

ACTION OF BOARD—Application withdrawn prior to hearing, at request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

471-51-BZ

APPLICANT—Herman M. Cole, for Level Realty Co., Inc., owner (Alexander's Department Store, lessee).

SUBJECT—Application (decision of the Borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail 1 use district, the extension of existing department store with proposed relocation of fire wall and proposed fifth floor.

PREMISES AFFECTED—121-137 Fordham road, north side, from Grand Concourse to Creston avenue, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman M. Cole and J. G. L. Molloy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 4th, 1951, at 10 A.M. for further hearing.

590-51-BZ

APPLICANT—Samuel A. Hertz, for Rosirv Realty Corp., owner (Rachel Horowitz, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c and 7e of the zoning resolution, to permit in the residence use district portion of a lot located in a residence and business use district, a curb cut and driveway to be used by existing hardware store for loading and unloading; and to permit the existing wooden shed over rear yard in residence and business use district portion to remain.

PREMISES AFFECTED—4309 Broadway, west side, 37 ft. 3 1/8 in. south of West 184th street and 710 West 184th street (Block 2180, Lots 114 and 115), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel A. Hertz and Irving Miller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn after prior hearing and report of committee.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

609-51-BZ

APPLICANT—Forst and Forst, for Artmar Realty Corp., owner (82-73 Rest Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7e of the zoning resolution, to permit in the local retail use district portion of lot located in a residence and local retail use district, a cabaret.

PREMISES AFFECTED—82-73 Parsons boulevard and 158-02 to 158-10 82nd drive, southeast corner (Block 6859, Lot 14), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Forst, Morton S. Cahn and O. Massari.

For Opposition: Blanche Littman, Sarah L. Sherman and George D. Pierce.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, at 10 A.M. for inspection and decision without further argument.

815-26-BZ—Vol. III

APPLICANT—Robert Goettlieb, for 450 Southern Boulevard Realty Corp., owner.

SUBJECT—Application reopened May 22, 1951—re Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business and unrestricted use district, the change in occupancy from trade school to motor vehicle, body and fender repair shop.

PREMISES AFFECTED—450 Southern boulevard, west side, 66 ft. north of East 145th street and 825 East 145th street (Block 2600, Lot 28), Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy and Edward Fleischman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (815-26-BZ—Vol. III)

WHEREAS, Robert Gottlieb, for 450 Southern Boulevard Realty Corporation, owner, filed May 2, 1951, an application under section 7i of the zoning resolution, to permit in business and unrestricted use districts, the change in occupancy from trade school to motor vehicle, body and fender repair shop, affecting premises 450 Southern boulevard, west side, 66 ft. north of East 145th street and 825 East 145th street (Block 2600, Lot 28), Borough of The Bronx; and

WHEREAS, this application was reopened as Vol. III on May 22, 1951, subject to the regular procedure, to consider use as motor vehicle repairing throughout; and

472-37-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Salvatore Castagna, owner (Volpe Brothers, lessee).

SUBJECT—Application reopened April 10, 1951—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection, and maintenance of a storage garage for more than five motor vehicles, lubritorium, auto laundry, motor vehicle repair shop and office, using more than the area permitted, on plot with an existing gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—178-198 28th avenue and 2765-2773 Cropsey avenue, northeast corner (Block 6915, Lots 42, 49, 51 and 151), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Salvatore J. Carletta and James J. Milo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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WHEREAS, a public hearing was held on this application on October 30, 1951, after due notice by publication in the Bulletin; laid over to November 27, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 145th street is in an unrestricted use, B area and Class 1 height district; Southern boulevard and the site are in business and unrestricted use, B area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 1, 1951, acting on Alt. Applic. 319-51, reads:

"1. Proposed use of this building, which is partly in a business and partly in an unrestricted use zoning district, for motor vehicle repair shop and body and fender repairs is contrary to Art. II, Sec. 4(a) (29) of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 70 ft. front by 140.53 ft. in depth, irregular, on which is located a building covering the entire lot one story 15 ft. in height, of Class 3 construction, used as a trade school for which Certificate of Occupancy 5510-49 (Alt. 84-49) has been issued for a trade school; that it is proposed to use the building solely for a motor vehicle repair shop, body and fender repairs; and

WHEREAS, the applicant contends that the building is one story, class 3 construction, located in unrestricted and business 1 height, B area districts; that the building was erected in 1927 as a public garage due to a variance granted on January 18, 1927; that ten years later the resolution was amended to include motor vehicle repair shop; that ten years later again it was altered into a factory and in 1949 was purchased by the present owner and altered into a G.I. trade school; (Certificate of Occupancy 5510-49); that the owner intends to discontinue the school use and use the building solely for a motor vehicle repair shop (body and fender repairs); that the building is equipped with an approved standpipe system and the entire ceiling is fire retarded; that the area of the plot and building is about 17,100 sq. ft.; that of this amount about 2,300 sq. ft. is located in the business district; that this is less than 15% of the entire building area; that since the erection of this building 24 years ago the character of the neighborhood has not changed much; that the area to the south entirely within an unrestricted district, contains garages, gas stations and factories; that the area to the north and west contains parking lots, gas station, vacant lots, a school and several apartment houses; all at quite a distance from these premises; that the north wall of the building is unpierced and on the Southern boulevard side the three offices act as a buffer zone from the proposed repair shop; that there will be less automobile traffic in and out of the premises than if the building were used as a public garage as previously in an unrestricted zone which permits the proposed use; that it is therefore requested the Board grant permission to extend this use to the north, 23 ft. in the business zone; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions c and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7, subdivision c, to permit the existing extension of the existing portion of the building within the business use district to be occupied in conjunction with the portion of the building in the unrestricted district, and granted under section 7, subdivision i, for a term of fifteen (15) years, to permit the building to be occupied for motor vehicle repairing, substantially as proposed and as indicated on plans filed with this application marked "Received May 2, 1951," 4 sheets, *on condition* that the building shall not be increased in height or area; that such fire fighting appliances shall be maintained as the Fire

Commissioner shall require; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

433-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Sol Linchytz, owner (Richard Motors, lessee).

SUBJECT—Application reopened June 5, 1951—re Application (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a business use, C area district, the extension of existing building using more than the area permitted, and the addition of touch up, painting and spraying in existing motor vehicle repair shop, wheel alignment, brake-testing and lubrication.

PREMISES AFFECTED—807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue (Block 1429, Lots 56, 59, 60 and 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Sol Linchytz.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (433-29-BZ—Vol. III)

WHEREAS, Lama, Proskauer and Prober, for Sol Linchytz, owner; Richard Motors, lessee, filed May 4, 1951, an application under sections 7i and 21 of the zoning resolution, to permit in a business use, C area district, the extension of existing building, using more than the area permitted and the addition of touch-up painting and spraying in existing motor vehicle repair shop, wheel alignment, brake testing and lubrication (previously granted by the Board), affecting premises 807-817 East New York avenue, north side, 280 feet, 6¾ in. west of Schenectady avenue (Block 1429, lots 56, 59, 60 and 61), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. III on June 5, 1951, subject to the regular procedure, to consider extension and change of use; and

WHEREAS, a public hearing was held on this application on October 30, 1951, after due notice by publication in the Bulletin; and laid over to November 27, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Schenectady avenue, East New York avenue and the site are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 25, 1951, acting on Alt. Applic. 483/51, reads:

"1. Proposed extension and change of use from auto repair shop, wheel alignment, greasing, to boiler room, auto repair shop, wheel alignment, lubritorium, brake testing, painting and spraying in a business use district is contrary to Art. II, Sect. 4(a) Sub. 29 of Zoning Resolution.

2. Proposed construction within a business use district area 'c' occupying at curb level 100% of plot area is contrary to art. IV Sect. 13 Sub.(b) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 110 ft. 3⅝ in. front by 90 ft. depth; that the premises are presently developed with a one-story masonry building of Class III construction, having a frontage of 50 ft. 3⅝ in. on East New York avenue and a depth of 90

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feet; that the building was erected under N.B. App. 9612-1925 and Certificate of Occupancy #36508 was issued for the storage of five motor vehicles; that the building was altered under Alt. 1497-1947 to convert said building to a motor vehicle repair shop and the Board of Standards and Appeals under Cal. #433-29-BZ granted a variance permitting said used in 1947; that Certificate of Occupancy #119528 was issued for a motor vehicle repair shop; that the westerly open portion of the lot is being used for the parking and storage of motor vehicles for which no permits are disclosed. It is proposed to maintain the present motor vehicle repair shop and erect a new extension to the west, of Class III construction, one story and cellar, having a frontage of 60 feet and a depth of 90 feet, to be used for the same use of motor vehicle repairs and also wheel alignment, brake testing, touch-up painting and spraying, lubrication and to use the cellar for the storage of auto parts and boilerroom; that the present gas tank and pump will be maintained in the present manner and a new gas tank and pump installed in the extension; and

WHEREAS, the applicant contends that the Board under Cal. 433-29-BZ granted a variance permitting the extension of the then 50 ft. 5-car garage an additional distance of 100 feet to the west, to be used as a public garage, two stories in height; that this garage was never erected; that the present application, requesting an extension of a repair shop only one story in height is far less objectionable than the two-story garage granted by the Board; that East New York avenue is a main auto thoroughfare and the present repair shop and its extended use were and still are entirely in keeping on this street; that there are many non-conforming uses in the affected area, as follows: Block 1428, lot 45, garage; Block 1429, Lot 1—two story garage; Block 1429, Lot 65, two-story carpet cleaning; Block 4806, Lot 64, junk shop; that the land is high in assessed value and only 90 feet in depth and to make the development feasible and financially desirable it is mandatory to develop the site the full depth of the lot; that the present open part of site has an area of 5400 sq. ft. and as it is permissible to cover 3240 sq. ft. of this area, the proposed coverage of 5400 sq. ft. exceeds the allowable by 2160 sq. ft.; that Block 1429 lot 1, immediately adjoining to the west is developed with a building occupying 100% of the area of the lot; that Lot 17 immediately adjoining at the rear is developed with a 6-story dwelling and its 18 ft. rear yard is 3 ft. below the parapet of the proposed repair shop extension, so that said adjoining buildings and ventilation cannot be affected by the proposed building extension to the rear lot line; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision i, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area, on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area regulations of the zoning resolution and that the application be and it hereby is granted under section 21, as to extension of coverage, and under section 7i, as to use, to permit the building to be constructed and occupied substantially as proposed and as indicated on plans filed with this application marked "Received May 4, 1951," 5 sheets, for motor vehicle repairing in conjunction with the adjoining building under the same ownership, on condition that the building shall not be increased beyond what is proposed; that there shall be no window openings at the rear above the retaining wall of the adjoining apartment house on Lot No. 17; that no roof skylights shall be nearer to the rear wall than fifteen feet; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained

and all work completed within the requirements of Section 22A of the zoning resolution.

1002-40-BZ—Vol. II

APPLICANT—David Weinberg, for Harold Swain, owner (Alamac Motors, Inc., lessee).

SUBJECT—Application reopened October 3, 1951—re Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the extension of existing motor vehicle repair shop to adjoining building presently used as a motor vehicle show room, for a term of five years.

PREMISES AFFECTED—1546-1552 Jerome avenue, east side, 241.79 ft. south of East Mt. Eden avenue (Block 2846, Lot 21—formerly Lots 23, 24, 25 and part of Lots 22 and 26), Borough of The Bronx.

APPEARANCES—

For Applicant: David Weinberg and Albert Schaile.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1002-40-BZ—Vol. II)

WHEREAS, David Weinberg for Harold Swain, owner Alamac Motors, Inc., lessee, filed August 6, 1951, an application under section 7i of the zoning resolution, to permit in a business use district, the extension of existing motor vehicle repair shop (previously granted by the Board and extended for a term of years) to the adjoining building, presently used as a motor vehicle showroom, for a term of five years, affecting premises 1546 to 1552 Jerome avenue, east side, 241.79 ft. south of East Mt. Eden avenue (Block 2846, Lot 21—formerly Lots 23, 24, 25 and part of Lots 22 and 26), Borough of The Bronx; and

WHEREAS, this application was reopened as Vol. II on October 3, 1951, subject to the regular procedure; and

WHEREAS, a public hearing was held on this application on November 27, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East Mt. Eden avenue is in business and unrestricted use, B area and Class 1¼ height districts; Jerome avenue and the site are in a business use, B area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated September 18, 1951, acting on Alt. Applications 456 and 457-1951, reads:

"Extension of non-conforming use in a business use district, for motor vehicle repair shop, by connecting to adjacent building, is contrary to Art. 2, Sec. 4 of the zoning resolution, and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot 102 ft. 10 in. front, by 100 ft. in depth, irregular, on which are located two buildings, #1550-1552, 50 ft. 10 in. front by 81 ft. in depth, irregular, for which Certificate of Occupancy 9242-41 (N.B. 991-40) has been issued for motor vehicle repair shop and salesroom for Chrysler cars, and one located at 1546-1548, 52 ft. front by 100 ft. in depth for which Certificate of Occupancy 2081-41 (N.B. 1085-40) for motor vehicles sales room has been issued; that it is proposed to use the building used as a motor vehicle sales room located at 1546-1548 Jerome avenue as a motor vehicle repair shop in connection with the present Chrysler agency in the the adjoining building; and

WHEREAS, the applicant contends that since the Board of Standards and Appeals granted the original modification to permit the premises 1550-52 Jerome avenue to be used as a

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motor vehicle sales room and motor vehicle repair shop, the building was and is being used in practical conformity with such resolution; that at that time the premises was known as Block 2846, Lots 23, 24, 25, part of 22 and 26, but since then, this plot and the adjoining plot to the south, 1546-48 Jerome avenue, then known as Block 2846, Lot 21 and part of 22, have been combined into one lot, now known as Lot 21 with a combined frontage of 102 ft. on Jerome avenue; that the original lessee of premises 1550-52 now finds that his business has increased due to the increased number of automobiles and his present premises are inadequate to properly service his customers cars; that he has leased the adjoining southerly building at 1546-48 for the purpose of expanding his servicing facilities; that when plans were filed with the Department of Housing and Buildings to connect these two buildings by means of an opening in the party wall, an objection to this use was raised; that it should be noted that no alterations, other than cutting an opening and installing a 3 hour fire door in the party wall is contemplated and that the existing driveway and curb cut will be maintained; that Jerome avenue, between East 172nd street and Mt. Eden avenue is predominately an automobile center, given over to garages, repair shops, gas stations and auto sales rooms, and the expanded use of the subject premises as a motor vehicle repair shop and motor vehicle sales room will not adversely affect the adjoining properties; that it is therefore requested that the Board grant a variance permitting these combined premises to be used as motor vehicle repair shop and sales room for a period of five years; that the above buildings are and will be occupied by the Alamac Motors, Inc. an agency of the Chrysler Motors Corp.; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7i, for a term of five (5) years to expire on May 15, 1956, which is the expiration date of the building with which this building is to be used at 1550 to 1552 Jerome avenue, to permit the extension of motor vehicle repairing from the building at No. 1550-1552 Jerome avenue to the building at 1546 to 1548 Jerome avenue, under similar conditions as the repair work was previously granted in the larger building on January 17, 1941, and only so long as the two buildings are occupied as a new car sales room and service station for Chrysler cars; that any openings within the wall separating the two buildings as proposed and as indicated on plans filed with this application marked "Received August 6, 1951," three sheets, and November 11, 1951," one sheet, shall be protected with automatic fire doors constructed and maintained in accordance with the Code requirements; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

226-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph T. Donohue, owner.

SUBJECT—Application reopened July 24, 1951—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the extension of one story altered building, for use as a store, using more than the area permitted.

PREMISES AFFECTED—60-62 East 86th street, south side, 134 ft. 5½ in. east of Madison avenue (Block 1497, Lots 48 and 48½) Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Frederick P. Cody.

For Opposition: H. Whyman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (226-41-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober, for Joseph T. Donohue, owner, filed July 18, 1951, an application under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the extension of one-story altered building for use as a store, using more than the area permitted; premises: 60-62 East 86th street, south side, 134 feet, 5½ in. east of Madison avenue (Block 1497, lots 48 and 48½) Borough of Manhattan; and

WHEREAS, this application was reopened as Vol. II on July 24, 1951, subject to the regular procedure, to restore to the docket (previously withdrawn); and

WHEREAS, a public hearing was held on this application on October 9, 1951, after due notice by publication in the Bulletin; laid over to October 30, 1951, for inspection and decision without further argument; and then laid over to November 27, 1951, for applicant to determine name of lessee and type of business; and

WHEREAS, the district maps accompanying the zoning resolution show that Madison avenue is in a retail use, B area and Class 1½ height district; East 86th street is in residence and retail use, B area and Class 1½ height districts; the site is in a residence use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 12, 1951, acting on Alt. Applic. 931-51, reads:

"1. Proposed extension of bldg. with a nonconforming use in a residence use district is contrary to Sec. 3, Art. II Zoning Resolution.

2. Proposed extension of bldg. exceeds permitted coverage in a residence use district as per Sec. 12b and Sec. 19(e) Art. IV Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 30 ft. front by 102 ft. 2 in. in depth, on which is located a one-story building, which is partially altered; that at present, the foundations and rear part of the 1st floor are in place; that before this alteration premises were occupied by a 3-story building, the upper floors having been removed; this building was originally 30 ft. wide and 50 ft. deep; that the records in the Building Department only disclose a notation that the building was erected under N.B. 744-1878 and altered under Alt. 840-1906, its use cannot be discovered from the records; that the alteration partially completed contemplated extending the old building a distance of 1 ft. 4 in. at the front and 37 ft. 2 in. at the rear, making the building a total depth of 88 ft. 6 in. and to be one story in height; that the building is to be used as a store; and

WHEREAS, the applicant contends that the building was previously used as a real estate office, store and storage and a beauty parlor from time to time; that Block 1497, Lot 49 immediately adjoining the site to the west and also in a residential zone is also occupied by a store, so that the contemplated store will not be a new or only nonconforming use on the block; that the site has an area of 3004 sq. ft.; the present open area of the site is 1504 sq. ft.; the permissible coverage of this area is 977 sq. ft.; that as the proposed extensions cover an area of 1155 sq. ft., the proposed exceeds the allowable area by 178 sq. ft.; that it is proposed to maintain a rear yard of 10 feet; that the building to the west on lot 49 and the building to the south on lot 27 are erected to the rear lot line of the site, so that the leaving of a greater area at the rear will not help block ventilation, as it is already destroyed by aforementioned facts; and

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WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7e, as to use, and 21, as to area, for a term of ten (10) years, to permit the occupancy of the building substantially as proposed and as indicated on plans filed with this application marked "Received July 18, 1951," 5 sheets, *on condition* that the building shall not be increased in height beyond what is now proposed and shall comply in all other respects with all laws, rules and regulations applicable thereto; that the building shall not be occupied until the applicant furnishes the Board with the design of the front and the name and business of the proposed tenants for the Board's further consideration; that all permits shall be obtained and all work completed within six (6) months after such further approval by the Board as to the occupancy and design of the front.

90-42-BZ—Vol. III

APPLICANT—Henry George Greene, for Abraham Rubinstein, owner.

SUBJECT—Application reopened July 24, 1951—re Application (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles upon unbuilt portion of lot.

PREMISES AFFECTED—West side of Edward L. Grant Highway, 345.85 ft. north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx.

APPEARANCES—

For Applicant: J. G. L. Molloy, Herbert Kain and Abraham Rubinstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (90-42-BZ—Vol. III)

WHEREAS, Henry George Greene for Abraham Rubinstein, owner, filed June 28, 1951 an application under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, sale of accessories, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles on unbuilt portion of plot (previously granted parking and storage of more than five motor vehicles for a term of years, and later withdrawn to permit a garage for more than five motor vehicles), affecting premises west side of Edward L. Grant Highway, 345.85 feet north of Jerome avenue (Block 2506, Lots 46 and 48), Borough of The Bronx; and

WHEREAS, this application was reopened as Volume III on July 24, 1951 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on October 9, 1951 after due notice by publication in the Bulletin; laid over to November 7, 1951, for inspection and decision; applicant to file supplemental statement; and then

laid over to November 27, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Jerome avenue, Edward L. Grant highway and the site are in a business use, B area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated June 15, 1951 acting on amendment to N.B. Applic. 412-51, reads:

1. In a Business Use District, the proposed 'Gasoline Service Station, Minor Repairs, Lubratory, Car Washing, Sales Area, Storage, and Parking and Storage for more than Five (5) Motor Vehicles' is contrary to Section 4, Subdivisions 29, 46 and 52, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 feet frontage by 92 feet 4¼ inches in depth, presently vacant, and used for the parking and storage of more than five motor vehicles; that it is proposed to erect a building 62 feet 6 inches by 30 feet, one story, 14 feet 10 inches in height, of class 3 construction, to be used as lubricatorium, auto laundry, repairing, sale and storage of accessories, and office; that it is further proposed to install eight 550-gallon gasoline tanks and four dispensing pumps with 3 curb cuts on Edward L. Grant highway; that it is further proposed to use unbuilt upon portions of lot for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the site is presently used as a parking lot and it is proposed to erect a modern gasoline service station serving Edward L. Grant highway, which is a main feeder artery of the Cross Bronx expressway, Deegan boulevard, Harlem River drive and Triboro bridge; that facilities in this area are inadequate to supply gasoline needs for the excessive amount of traffic using the highway; that the erection of this station would in no way be harmful to the neighborhood or deteriorate from the general appearance of the area; that the land is practically unsuitable for any other use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions e, f, h, and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* for a term of fifteen years for the following uses under section 7f, to permit the premises to be occupied substantially as proposed as a gasoline service station and as indicated on plans filed with this application marked "Received June 28, 1951," 4 sheets, *on condition* that all uses now on the premises shall be removed and the premises shall be leveled substantially to the grade of the highway and shall be arranged and constructed substantially as indicated on such plans; that pumps shall be not nearer than 10 ft. to the building line from the base of the pumps; that the number of gasoline storage tanks shall not exceed eight 550 gallon tanks; that the accessory building shall be of the size, design and arrangement as shown and in all other respects shall comply with the requirements of the Building Code; that on the lot lines to the south and north there shall be maintained a woven wire fence of the chain link type, with anchored steel posts not less than 5 ft. 6 in. in height; that under section 7h premises may also be occupied for the parking and storage of more than five (5) motor vehicles, provided such parking is toward the northeast and does not extend to the gasoline storage pumps; and also under section 7i, to permit minor repairs with hand tools only, provided such repairs are maintained within the accessory building; and under section 7e, to permit the premises to be used toward the front but not where the gasoline storage pumps are to be located for the sale of used cars, limiting such cars to not over 10; that curb cuts shall be restricted to three (3) curb cuts, located as indicated and of the widths as shown,

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provided no curb cut extends nearer to the side lot line as prolonged than 5 ft.; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all temporary signs and all roof signs but permitting the erection within the building line where indicated, a post standard for supporting a sign which may be illuminated, advertising the brand of gasoline only and permitting such sign to extend beyond the building line for a distance of 5 ft.; that no additional signs as to sale of cars shall be permitted, except a "for sale" sign and the price attached to each car so offered for sale; that the premises where not occupied by the accessory building and pumps shall be paved with concrete or bituminous paving; that the areas shown to be planted shall be maintained with suitable planting; that such areas shall be protected with concrete curbs not less than 6 in. in height and 6 in. in width; that the space behind the accessory building shall not be occupied but shall remain vacant in neat condition; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that complete working drawings shall be submitted to the Board for further consideration and for additional conditions prior to filing same with the borough superintendent; that such plans shall be filed within two (2) months from the date of this resolution and after approval, all work shall be completed within the requirements of Section 22A of the zoning resolution.

413-49-BZ—Vol. II

APPLICANT—Schuman and Lichenstein, for 119-20 Corporation, owner (Rogers Drug Co., lessee).

SUBJECT—Application reopened June 19, 1951—re Application (decision of the borough superintendent;) under section 7c of the zoning resolution, to permit in a residence and local retail use district, the extension of existing building for loading area with an entrance through residence use portion of plot.

PREMISES AFFECTED—119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph V. McKee and Simon Alderman.

For Opposition: J. S. May and James R. Bland.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION—(413-49-BZ—Vol. II)

WHEREAS, Schuman and Lichtenstein for 119-20 Corporation, owner, Rogers Drug Co., lessee, filed June 30, 1951 an application under section 7c of the zoning resolution, to permit in a residence and local retail use districts, the extension of an existing building for loading area, with an entrance through residence use portion of plot, affecting premises 119-20 Merrick boulevard and 170-03 to 170-09 Victoria road, northwest corner (Block 12374, Lot 22), Jamaica, Borough of Queens; and

WHEREAS, this application was reopened as Volume II on June 19, 1951, subject to regular procedure, to consider the extension of use into residence district portion of plot; and

WHEREAS, the district maps accompanying the zoning resolution show that Merrick street is in a residence use, D area, class 1 height district; Merrick boulevard is in a local retail use D area, class 1 height district; Victoria road and the site are in residence and local use, D area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 13, 1951, acting on Alt. Applic. 998-51, reads:

"1. Proposed extension of structure for Loading area located partly in a Local Retail and partly in a Residence use district is contrary to Art. 2 Sec. 3 of the Zoning Resolution and contrary to the express terms of the Resolution of the Board of Standards and Appeals under Cal. #413-49-BZ.

2. Proposed loading area entrance located in a Residence use district is contrary to Art. 2 Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 140.37 feet frontage by 198.29 feet in depth, irregular, on which is located a building 140.37 feet front on Merrick boulevard by 173 feet in depth, irregular, one story, 15 feet in height, of class 3 construction, used for storage of drugs, for which certificate of occupancy 67069-50 (Alt. 487-49) has been issued for cellar, boiler and storage of non-combustibles, 1st floor storage (non-combustibles); that it is proposed to erect an extension at the northeast corner of Victoria road and Merrick street 75 by 34 feet, one story, 15 feet in height, of class 3 construction, to be used to store drugs with an off street loading area; that the frontage of building on Victoria road will be increased from 81.80 feet to 156.80 feet and that a new gate is proposed to permit ingress and egress of trucks on Merrick street; that the existing loading and unloading area will only be used for unloading area; and

WHEREAS, the applicant contends that the building zone resolution now divides this property so that the easterly portion is in a local retail district while the westerly portion of the plot is in a residential district; that the existing use division greatly prejudices the affected property, while lessening its value for residential purposes, by preventing its application to its highest utility and greatest economic use; that the existing one-story building to which it is proposed to add an addition, was erected in 1931 and at that time the property was zoned for business; that the use district was subsequently changed to a local retail district on January 21, 1947; that thereafter, and by resolution of the Board in 1949, the occupant was permitted to extend the structure into the residential district over an area approximately 98 feet by 65 feet; that since the Board's resolution in 1949 the occupant's business has expanded enormously, its employees increased and the premises equipped with more modern equipment; that as a result additional space has become mandatory to the life of the business as there is no longer room in the existing structure for off-street loading and unloading; that the impossibility of locating adequate space in the immediate vicinity, the extensive investment in handling and conveying equipment installed in these premises, together with the established nature of this business in its present location make it imperative that the extended space be accomplished at the subject site; that no manufacturing is done in the premises whatsoever; that if the application is granted, there will be no show windows, signs or displays of any kind on the proposed addition and the existing setbacks and landscaping on the northerly and westerly sides of the building to a depth of 25 feet on both streets will be continued so as to maintain the residential character of the neighborhood; that the proposed addition will be entirely within the area limits of the zoning resolution and will be artistically designed and ornamented in good taste and in conformity with the highest standards of dignity and will be erected and maintained under such conditions as will safeguard the character of the area; that it is therefore respectfully submitted that the approval of the application would be in harmony with the general purposes and intent of the zoning resolution and would not be inimical to the health, safety or general welfare of the neighborhood and that it should be granted in the interests of substantial justice; and

WHEREAS, a public hearing was held on this application on October 9, 1951, after due notice by publication in the Bulletin; laid over to November 7, 1951, for inspection and decision without further argument; laid over to November 20, 1951, at request of the applicant, after unfavorable report

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of committee, of inspection, for further study by the applicant as to a new proposal—application had been subject to inspection, after hearing, which was closed, and decision, on November 7, 1951; and then laid over to November 27, 1951, for applicant to submit new decision from the borough superintendent; and

WHEREAS, the applicant amended the application by furnishing new plans and a new decision of the borough superintendent, dated November 20, 1951, acting on Alt. Applic. 998-51, which reads:

"1. Proposed extension of structure for Loading area located in a Local Retail use district is contrary to the express terms of the Resolution of the Board of Standards and Appeals under Cal. #413-49-BZ."

and

WHEREAS, new plans marked "Received November 16, 1951," two sheets, indicate the proposed off-street loading area to be wholly within the local retail use district with exit located on Victoria road wholly within the local retail use district; and

WHEREAS, applicant's amended statement reads:

"The applicant hereby modifies its request, as shown in the enclosed plans. Under the new proposal, the objection made by the committee of the Board will be entirely met. The new proposal seeks only permission to erect a loading shed for a distance of approximately twenty feet on Victoria road. This loading shed will be located entirely in the local retail district. Under the proposal the applicant does not seek any extension into the residential zone whatsoever.

As a matter of fact, the Department of Buildings has informed the applicant that what is requested under the new proposal, namely, the construction of a loading shed entirely in the local retail district, complies in all respects with the zoning resolution and would have been approved by it without action by this Board were it not for the prior resolution made by this Board approving the existing building as now constructed."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 20, 1949, as amended May 31, 1950, by adding thereto:

"... that irrespective of the requirements of the resolutions heretofore adopted, further extension of the building within the local retail district may be permitted, as proposed and shown on revised plans marked 'Received November 16, 1951,' 2 sheets, provided such space shall be solely for the off street loading for materials to be taken from the premises and for no other use; that in such retail deliveries from the premises, trucks to be used shall be of the small type; that all material delivered into the premises shall be within the unloading area off Merrick boulevard as now provided; that in all other respects the resolution as adopted by the Board September 20, 1949, as amended May 31, 1950, shall be complied with in all respects; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

64-51—BZ

APPLICANT—Burke, Morrison and Green, for Foreland Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of business signs, for a term of years.

REMISES AFFECTED—35-02 to 35-14 Crescent street, southwest corner of 35th avenue (Block 338, Lot 26), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (364-51-BZ)

WHEREAS, Burke, Morrison and Green for Foreland Realty Corp., owner, filed May 25, 1951 an application under section 7e of the zoning resolution, to permit in a residence use district the erection of business signs for a term of twenty years, affecting premises 35-02 to 35-14 Crescent street, southwest corner of 35th avenue (Block 338, Lot 26), Long Island City, Borough of Queens; and

WHEREAS, a public hearing was held on this application on November 14, 1951, after due notice by publication in the Bulletin; and laid over to November 27, 1951, for applicant to file revised plans of signs, and for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that 35th avenue, Crescent street and the site are in a residence use, B area, and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 9, 1951, acting on E.S. Applic. 406-51, reads:

"1. The erection of a business sign within a residence district is contrary to Article 2, Section 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 140.57 ft. frontage by 140.35 ft. in depth, irregular, on which is located a building 140.57 ft. front by 100 ft. in depth, irregular, one story, 15 ft. in height, of class 3 construction, presently occupied as stores, for which certificate of occupancy 65042-50 (N.B. 4800-48) has been issued; that it is proposed to erect signs on the facade of the building; and

WHEREAS, the applicant contends that as of July 25, 1916, the 35th avenue frontage to a depth of 100 ft. and the Crescent street frontage to a depth midway between Crescent street and 24th street were in a business district and the remainder of the property was in a residence district; that the present use designation became effective on August 15, 1949; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant further contends that this property is constructed with store buildings which was begun prior to August 15, 1949 while the zoning was a business district and when the owners made application for signs to be put on their stores, they discovered for the first time that the zone had been changed; that the signs to be erected will be flat wall signs which will be attached to the facade of the building and will cover not more than 15% of the fronting wall area; that the signs will be uniform in size and there will be lettering on the windows, both on the front of the stores and the side store; that the signs will be illuminating, non-flashing or non-illuminating; that there will be seven stores altogether; that as long as the stores were erected or construction begun while the use district was in business, this seems to be an appropriate case for the Board to vary the application of the new residence use by granting to these stores the right to place the signs and lettering thereon; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7, subdivision e for a term of twenty (20) years from the date of this action, to permit the erection of signs on the building, which was erected prior to the change of zone, substantially as proposed and as indicated on plans filed with this application marked "Received May 25, 1951," 2 sheets, and revised plan

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showing signs marked "Received November 23, 1951," 1 sheet, *on condition* that such signs shall be in the space as indicated and shall not extend beyond the building line; and to permit in addition the proposed signs to be painted on the plate glass windows of the stores; that such signs may be illuminated but non-flashing; that no signs shall be erected except window lettering on the side of the corner store facing 35th avenue; that no signs shall be extended above the parapet and no sign shall be painted on the end or rear walls of the building; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

407-51-BZ

APPLICANT—J. Herbert Burmeister, for Lana Development Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 19b of the zoning resolution, to permit in a residence use, D area district more than one (1) building on a lot by the erection of a two-story garden apartment development not in conformity with the area district requirements of the Zoning Resolution as to rear yards and with parking and garage spaces as calculated for development as a unit instead of individual buildings.

PREMISES AFFECTED—182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: J. Herbert Burmeister, Siegfried A. Ramer and Robert Ingrassia.

For Opposition: Julian Feigenbaum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION—(407-51-BZ)

WHEREAS, J. Herbert Burmeister for Lana Development Corp., owner, filed May 22, 1951, an application under sections 21 and 19b of the zoning resolution, to permit in a residence use, D area district, more than one building on a lot by the erection of a two-story garden apartment development not in conformity with the area district requirements of the zoning resolution as to rear yards, and with parking and garage spaces as calculated for the development as a unit instead of individual buildings, affecting premises 182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application on October 30, 1951, after due notice by publication in the Bulletin; and laid over to November 27, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that the Utopia parkway, 58th avenue, 184th street and the site are in a residence use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent,

dated May 1, 1951, acting on N.B. Applic. 1682 to 1686-51, inclusive, reads:

"1. Erection of more than 1 Bldg. on a lot is contrary to Art. I, Sect. v of Zone Resolution.

2. Provide Parking or Garage space as per Sect. 19B of Zone Resolution.

3. Provide Rear Yards as per Sect. 14 of Zone Res." and

WHEREAS, the applicant states that the premises consist of plots 342.46, 299.27, 200 and 239.82 feet frontage by 295.03, 100.0 206.97 and 100.0 feet in depth, irregular, presently vacant; that it is proposed to erect attached two-family dwelling, garages and parking areas; and

WHEREAS, the applicant contends as to Objection No. 1, that Article 1, Section v of the building zone resolution cannot exclusively restrict the use of additional buildings where more than one occurs on a lot having the status of "accessory"; that Article 1, Section v expressly states that a lot is a parcel or plot of ground which is or may be occupied by a building and accessory buildings including the open spaces required by this resolution, and it must therefore be intended that where there is one dwelling and the other buildings are accessory, that this is not in violation of this article; that in addition, Article 1, Section u in the last line thereof states that the floor area of a building shall include the floor area of accessory buildings except garages on the same lot, which shall be measured in the same way, and it is clear that it is intended that accessory buildings may be maintained; that each of these premises, N.B. 1683-51, 1685-51 and 1686-51 has a single heating unit which will service the entire building; that the buildings are intended for ownership by one owner and are not being erected for the purpose of sale, since they have only one single heating unit, and that therefore the other buildings are accessory buildings; that insofar as objection No. 2 is concerned, as pertains to each of the new building numbers, the buildings will continue to be under one ownership; that garage space in each instance is provided for 50% of the occupants and parking area is amply provided for the remaining 50% of the occupants of each of the buildings involved; that insofar as objection No. 3 is concerned, these premises are to be erected for rental purposes by the owner and will be retained by it, and should it ever be sold will only be sold in one unit for the reason that each building has one central heating system; that it is therefore clear that each of these premises will have available adequate rearyard areas; and

WHEREAS, the Board does not subscribe to the applicant's incorrect explanation as to the meaning of an accessory building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 as to the definition of a lot and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted, as to Obj. 1 and 3, provided each building under a continuous roof shall be erected on a single lot as proposed and as indicated on plans showing such proposed lots marked "Received September 25, 1951," and passed on by the borough superintendent by objection marked "Received September 19, 1951," and as to Objection 2, that in view of the Board's opinion that these buildings are in fact multiple dwellings that the parking and garages shall be arranged and of the number as required under Section 19B of the zoning resolution for a multiple dwelling and that the garages shall be as shown on plans filed with this application marked "Received May 22, 1951," 7 sheets and the plot plan marked "Received September 21, 1951," 1 sheet, except that garages shall have no garage opening facing north toward property of others; that in all other respects the buildings and occupancy

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shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 408-51-A; that a substantial woven fence shall be maintained on all interior lot lines adjoining the premises owned by others; that suitable planting shall be maintained along such lot line fences; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

410-51-BZ

APPLICANT—Robert J. Farrington, for Gertrude Waxenbaum, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from club and one family dwelling to funeral home (undertaking establishment and dwelling).

PREMISES AFFECTED—1011 Pelham parkway, northeast corner of Esplanade (Westchester); (Block 4365, Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Farrington and Frank J. Cafaro.

For Opposition: Edw. Hoffman, Dep't of Parks and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (410-51-BZ)

WHEREAS, Robert J. Farrington for Gertrude Waxenbaum, owner, filed June 11, 1951 an application under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from club and one family dwelling to funeral home (undertaking establishment and dwelling), affecting premises 1101 Pelham parkway northeast corner of Westchester Esplanade (Block 4365, Lot 5), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on October 23, 1951, after due notice by publication in the Bulletin; laid over to October 30, 1951, at request of the applicant; and then laid over to November 27, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Westchester Esplanade, Pelham parkway and the site are in a residence use, E area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 20th, 1951 acting on Amend. to Alt. Applic. 390-51 reads:

"1. Proposed use of this building which is in a residence use district as a funeral home and undertaking establishment, including preparation room, repose rooms, reception room and office, with dwelling on second floor is contrary to Art. 11, Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 143.84 and 118.54 feet frontage by 67.87 and 56.08 feet in depth, irregular, on which is located a 58 feet 4 inches by 46 feet 4 inches 2½ storied building, formerly used as a dwelling; certificate of occupancy 357-32 issued for dwelling and private garage; certificate of occupancy 2564-46 (Alt. 177-45) issued for clubroom and one family; that it is proposed to use existing premises as a funeral home and undertaking establishment including preparation room, repose rooms, reception room and office, with dwelling on the 2nd floor; and

WHEREAS, the applicant contends that the present building

was erected in 1928-29 when the district was a business one, and at the time the owner intended using part of the building for a personal residence and part for business; that the family still occupies the same; that the district was changed to residence use July 20, 1942; that shortly after the building was erected a large part of it was occupied by a restaurant and that later a catering establishment, including dancing, occupied it; that a club has occupied the basement for many years; that two years ago a convalescent home was contemplated in the premises and the building department approved Plan No. 450 on August 26, 1948, but the deal fell through; that since the district was changed from business to residence use on July 20, 1942, the owner has been trying to rent the premises for a residence but without any success because it has a special type of construction and has very little appeal as a residence; that the premises, land and building cost more than \$100,000 when acquired and constructed, but has greatly depreciated in value; that the owner now has an opportunity to dispose of the premises for use as a funeral home and undertaking establishment; that this district is sparsely settled and that there are large roadways, particularly on the south of the premises, where there are no properties or buildings within the affected area; that on the north there are no residences for almost 175 feet or more; that on the east is a large unimproved lot, upon the north end of which is the Esplanade station of Ryer avenue subway extension and that the land further to the east of Laconia avenue is vacant; that the premises have been permitted to run down due to lack of income; that the premises are on the extreme southerly end of the residence district and there are no buildings or residences to the south thereof; that the grounds, now neglected, will be cleaned and beautified; that the potential buyer asserts that conversion of this building to a funeral home will be made with a minimum of structural changes; and

WHEREAS, the applicant changed his application to include the use of the second floor for residence; and

WHEREAS, the applicant amended his application to include an undertaking establishment as well as a "funeral home," and

WHEREAS, upon inspection it was noted that the former accessory garage is now remodeled and used for residence for one family for which there may be no permit issued as its use would be unlawful because of there being two buildings on the lot; and

WHEREAS, the Board deemed that previous uses may have been permissible in a business use district, but were abandoned and furnish no basis for granting the present application; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and particular note was taken of the surrounding conditions, including the playground opposite; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 390-51, Obj. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

460-51-BZ

APPLICANT—Henry George Greene, for Jerry I. Kaufman, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, sale of accessories, lubritorium, car washing, motor vehicle repairs, and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—Northwest corner East 162nd street Park avenue, also northeast corner East 162nd street and Teller avenue (Block 2422, Lot 59), Borough of The Bronx.

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APPEARANCES—

For Applicant: J. G. L. Molloy and Herbert Kain.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (460-51-BZ)

WHEREAS, Henry George Greene, for Jerry I. Kaufman, owner, filed June 21, 1951, an application under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, sale of accessories, lubritorium, car washing, motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles, affecting premises Northwest corner of East 162nd street and Park avenue (also N.E. corner East 162nd street and Teller avenue) (Block 2422, Lot 59), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on October 9, 1951, after due notice by publication in the Bulletin; laid over to October 30, 1951, for inspection and decision—applicant to submit additional information; and then laid over to November 27, 1951, for inspection and decision without further argument; and

WHEREAS, the decision of the borough superintendent, dated May 31, 1951, acting on N.B. Applic. 605/51, reads:

"1. The proposed 'Gasoline Service Station, Office, Sales Area, Car Washing, Lubritory, Minor Repairs and Parking and Storage for more than five motor vehicles' in a Business Use area, is contrary to Article II, Section 4, Subdivisions 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 47 ft. 7½ in. front by 112 ft. 3½ in. and 78 ft. 3½ in. in depth (irregular), presently vacant; that it is proposed to erect a building 60 ft. by 27 ft., one story 14 ft. in height, of Class 3 construction, to be used as lubritorium, motor vehicle repairs, auto laundry and office; that it is proposed to install twelve 550-gallon gasoline tanks, six dispensing pumps with two curb cuts on Park avenue, one on East 162nd street and one on Teller avenue; that it is further proposed to permit the parking and storage of more than five motor vehicles on unbuil upon portion of plot; and

WHEREAS, the applicant contends that the proposed station would be located on a site immediately adjoining buildings used for the storage of building supplies; that together with these buildings they form the entire block; that the site is directly opposite the New York Central Railroad right-of-way and is in an area particularly devoid of facilities for the sale of gasoline and appurtenant services; that these services are greatly needed in the area; that the station would in no way adversely affect the neighborhood since a first quality station would be built and expert management maintained; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision f, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7, subdivision f, for a term of fifteen (15) years, to permit the occupancy of the premises substantially as proposed and as indicated on plans filed with this application marked "Received June 21, 1951," 4 sheets, as a gasoline station, on condition that all existing uses, if any on the premises, shall be removed and the premises shall be leveled substantially to the grade of the surrounding streets and shall be constructed and arranged sub-

stantially as indicated on such plans; that the gasoline pumps shall be erected in the positions as indicated but not nearer than 10 ft. from the base of the pumps to the street building line; that the accessory building shall be in the location and of the design substantially as proposed; that in all other respects it shall comply with the requirements of the Building Code; that the number of gasoline storage tanks shall be twelve (12) 550 gallon tanks or less; that curb cuts shall be restricted to one curb cut to Teller avenue and one curb cut to East 162nd street and two curb cuts to Park avenue, each not exceeding 30 ft. in width; that complete working drawings shall be submitted for further consideration by the Board and for additional conditions as may be necessary prior to filing same with the borough superintendent; that such plans shall be filed within three (3) months after the date of this resolution and after approval of such plans all work shall be completed within the requirements of Section 22A of the zoning resolution.

508-51-BZ

APPLICANT—E. J. Cappello, for John B. Brennan, owner.

SUBJECT—Application (decision of the Borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in residence use, G1 area district, the change in occupancy from one family dwelling to two family dwelling, and the erection of an extension nearer to lot line than is permitted.

PREMISES AFFECTED—41-12 170th street, west side, 87 ft. south of 41st avenue (Block 5346, Lot 31), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: E. J. Cappello and George P. Ames.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (508-51-BZ)

WHEREAS, E. J. Cappello for John B. Brennan, owner, filed July 20, 1951, an application under sections 7c and 21 of the zoning resolution, to permit in a residence use, G1 area district, the change in occupancy from a one-family dwelling to a two-family dwelling, and the erection of an extension nearer to lot line than is permitted, affecting premises 41-12 170th street, west side, 87 feet south of 41st avenue (Block 5346, Lot 31), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application on October 30, 1951, after due notice by publication in the Bulletin; and laid over to November 27, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 41st avenue, 170th street and the site are in a residence use, G1 area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 16, 1951 and September 28, 1951, acting on Alt. Applic. 935-51, reads:

"2. Alteration of a dwelling, located in a G-1 Area district, to other than single family occupancy is contrary to Art. IV, Sect. 16c(a) of the Zoning Resolution.

3. Erection of an extension in a G-1 Area district less than 5 feet from the side lot line is contrary to Art. IV, Sect. 16c(a)."

and

WHEREAS, the applicant states that the premises consist of a plot, 47 feet frontage by 100 feet in depth, on which is located a building 24 feet front by 56.33 feet in depth, two stories, 23 feet in height, of class 4 construction, presently used as a one-family dwelling for which certificate of occupancy 11942-24 (N.B. 3383-23) has been issued; that it is proposed to add a bedroom extension on the first floor and

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install a bathroom, making a two-bedroom apartment and that the second floor is to be re-designed to provide a bathroom, kitchen and one bedroom; and

WHEREAS, the applicant contends that this house has been in the same ownership since 1924 and that the owner now finds it too large for his needs; that the owner contemplated converting it to a two-family dwelling some time ago but due to the war shortage of materials he postponed making the change; that now one of his sons, who has been in the army for some time, expects to complete service soon and the family cannot find a home for him, his wife and three children at a price within reason and that the wife and children are with relatives at present; that the Rickert-Finley Co. which developed most of the land around Broadway Flushing station about 1907 planned a commercial and industrial area south of the railroad, bounded by 168th Street, 41st avenue (station road) east to Auburndale lane; that when the zone law was enacted in 1916 this area was zoned unrestricted with a surrounding buffer business area; that the area later was developed with one-family houses, some of which were subsequently converted to two-family; that some years ago there were rumors that someone contemplated erecting an industrial building in the unrestricted area, but the residents petitioned and had it changed to residential March 24, 1938; that about a year ago a large part of the railroad property south of the tracks and extending from 168th street to 170th street was sold and a large industrial building was erected on the parcel which was still unrestricted; that the residents then petitioned to have the area changed to G1, which became effective February 13, 1951; that the house complied with the C area zoning but having a 4-foot side yard violates the G1 zone; that there are two-family houses at 40-10 170th street, 41-21 170th street and 41-11 170th street and a business use at 169-05 Northern boulevard; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 on the ground of unnecessary hardship as to area.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is granted under sections 7c and 21 to permit the alteration of the existing dwelling with proposed extension for occupancy by two families, substantially as proposed and as indicated on plans filed with this application marked "Received July 20, 1951," 2 sheets, and September 27, 1951," 3 sheets, on condition that the building shall not be further extended in height or area; that in all other respects shall comply with all laws, rules and regulations applicable to the construction and occupancy; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

633-51-BZ

APPLICANT—Albert E. Wheeler, for William M. Bristol, Jr., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use G area district, the erection and maintenance of an accessory garage nearer to the street line than is permitted, and the enclosure of an existing terrace nearer to the street line than is permitted.

PREMISES AFFECTED—West 252nd street, north side, 218.09 ft. west of Independence avenue and 5200 Sycamore avenue (Block 3424, Lot 359), Borough of The Bronx.

APPEARANCES—

For Applicant: Albert E. Wheeler and William M. Bristol, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (633-51-BZ)

WHEREAS, Albert E. Wheeler for William M. Bristol, Jr., owner, filed September 20, 1951 an application under section 21 of the zoning resolution, to permit in a residence use, G area district the erection and maintenance of an accessory garage nearer to the street line than is permitted, and the enclosure of an existing terrace nearer to the street line than is permitted, affecting premises West 252nd street, north side, 218.09 ft. west of Independence avenue, and 5200 Sycamore avenue (Block 3424, Lot 359), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on November 27, 1951 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that West 252nd street, Independence avenue, Sycamore avenue and the site are in a residence use, G area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 20, 1951 acting on amendment to Alt. Applic. 396-51, reads:

"6. No portion of a building, in a "G" Area District, can be erected nearer than 20 feet to the street line on which it fronts. Article IV, Section 16-B(b) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 211.64 and 55.93 ft. frontage by 203.86 and 97.57 ft. in depth, irregular, on which is located a one-family dwelling of class 4 construction, two stories, 23 ft. in height, for which certificate of occupancy 165-24 has been issued; that it is proposed to erect a garage 20 ft. by 23 ft. at the northerly end of the building and enclose a terrace 21 ft. by 13 ft. at the southerly end of the building, of class 3 construction; and

WHEREAS, the applicant contends that at the time the house was built and continuing to the date of its sale, April 30, 1951, it was occupied by Thomas A. Buckner, Jr., who shared a garage on the estate of his father who owned property a few hundred feet north on Sycamore avenue; that the property on which the house stands is a triangular plot bounded by the junction of West 252nd street and Sycamore avenue on the southwest and by an old road, formerly known as South Street on Map of Riverdale, on the east and north; that West 252nd street and Sycamore avenue where they adjoin the property are mapped streets with no improvements; that access and frontage is from the existing road along the easterly and northerly borders; that it would have been possible when the house was built to build a garage in the location proposed and without variation from the zoning requirements, but Sycamore avenue was subsequently widened and the area district was changed first from E to F and more recently to G, precluding the possibility of providing the 20 foot setback required; that the difficulty of providing space for the garage is complicated by the fact that the road in use encroaches up to 20 feet on the plot in question and this encroachment is at the northeast corner of the plot where the garage would normally be built; that the proposed garage and porch would not extend beyond the street line but will lie partly within the 20 ft. setback as required in a G zone; that the building department issued permit for interior alterations and the erection of bay windows which were not affected by zoning and deferred the consideration of plans for the garage and porch, which were subsequently disapproved and for which this appeal is made; that because of the encroachment of the road in use (South

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avenue) over the north-east corner of the property, the owner is deprived of a triangle or gore to a maximum width of 20 ft. and precludes the possibility of building the garage at the northeast corner; that the matter was further complicated by the fact that the original building projects beyond the line of West 252nd street (at its junction with Sycamore avenue) as now laid out on the City map; that this condition is being rectified by a change of street plan submitted to the Board of Estimate and now before the City Planning Commission; that neither West 252nd street or Sycamore avenue are legally opened and there is no proceeding pending for the opening of these streets; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21, to permit the reduction in the size of the front yard, as proposed, due to the proposed street widening, on condition that in all other respects the building and occupancy shall comply with all requirements of the zoning resolution and all other laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS.

309-51-A

APPLICANT—R. V. Perotto, for Lebanon Flooring Supply Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—41-43 Marion street, north side, 200 ft. west of Reid avenue (1st floor); (Block 1691, Lot 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. V. Perotto.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to December 4th, 1951, at 10 A.M. for further consideration.

368-51-A

APPLICANT—Norman Lederer and Leonard Joseph, for Flood Oldsmobile Co., Inc., owner.

SUBJECT—Appeal from a decision on the borough superintendent.

PREMISES AFFECTED—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northeast corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (2nd floor); (Block 3659, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Norman Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, at 10 A.M. for inspection and decision without further argument.

472-51-A

APPLICANT—Herman M. Cole, for Level Realty Co., Inc., owner (Alexander's Department Store, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—121-137 Fordham road, north

side, from Grand Concourse to Creston avenue, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman M. Cole and J. G. L. Molloy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 4th, 1951, at 10 A.M. for further consideration.

486-51-A

APPLICANT—Lama, Proskauer and Prober, for Max Blatman, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1573-1575 McDonald avenue, east side, 140 ft. north of Avenue N (2nd floor); (Block 6564, Lot 58), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, J. Sidney Levine and Albert R. Blatman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, 10 A.M. for inspection and decision without further argument.

591-51-A

APPLICANT—Samuel A. Hertz, for Rosirv Realty Corp. and Rachel Horowitz, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4309 Broadway, west side, 37 ft. 3 1/8 in. south of West 184th street and 710 West 184th street (1st floor, shed at rear and balcony); (Block 2180, Lots 114 and 115, Borough of Manhattan).

APPEARANCES—

For Applicant: Samuel A. Hertz and Irving Miller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative

19-51-A

APPLICANT—John T. Kelleher, Borough Superintendent.
OWNER OF PREMISES—Mansfield Associates, Inc. (new owner: Artmar Realty Corp.).

LESSEE—Bernard Gudagno.

SUBJECT—Revocation of Certificate of Occupancy Q60907-49—re Permit 8161-49 and Alt. 802-49.

PREMISES AFFECTED—82-73 Parsons boulevard, southeast corner of 82nd drive (Block 6859, Lot 14), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern, for the Borough Superintendent, Queens.

For Owner: Max Forst, Morton S. Cahn and O. Massari.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted, revoking Certificate of Occupancy Q60907-49.

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THE VOTE TO REVOKE CERTIFICATE OF OCCUPANCY Q60907-49.

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (19-51-A)

WHEREAS, John T. Kelleher, borough superintendent, Department of Housing and Buildings, filed January 12, 1951, an application for revocation of the Certificate of Occupancy Q60907, affecting premises 82-73 Parsons boulevard, southeast corner 82nd drive (Block 6859, Lot 14), (1st floor), Jamaica, Borough of Queens; and

WHEREAS, the applicant has filed with this Board a certificate of the City Register dated December 20, 1950, indicating the last owner of record of the premises involved to be Mansfield Associates, Inc., 110 East 42nd street, New York City; (new owner: Artmar Realty Corp.); and

WHEREAS, notice of public hearing to be held on this application has been had by publication in the Bulletin of the Board; and

WHEREAS, the Board has notified by letter the lessee of the premises and the owner of record, as indicated by the certificate of search of the City Register hereinbefore referred to; and

WHEREAS, Certificate of Occupancy Q60907, issued January 11, 1950, upon completion of work under Alt. Applic. 802-49, described the building as of non-fireproof construction; occupancy classification-residence, one story, 15 ft. in height; alteration completed January 10, 1950; premises located in a local retail use, E area, Class 1 height district at time of issuance of the permit and such certificate permits the following use and occupancy: cellar, storage; 1st floor, cabaret and five stores, 74 persons, 100 lbs. live load; and

WHEREAS, Certificate of Occupancy No. Q47012, issued May 25, 1948, for premises 82-65 to 82-75 and 82-79 Parsons boulevard, southeast corner 82nd drive, upon completion of work under N.B. Applic. 10536-46, describe the building as non-fireproof commercial, one story, 13 ft. in height; completed May 20, 1948, located in a business use district at the time of the issuance of the permit and permits the following use and occupancy: cellar, storage (non-combustible) 1st floor, 6 stores, 100 lbs. live load, 50 persons; and

WHEREAS, the applicant states that the building is one story, 13 and 15 ft. in height; of Class 3 construction; 156.25 ft. by 62 ft. 4 in. in area; erected on May 20, 1948; located in a lot 156.2 ft. by 100 ft. in area; in a local retail use, E area, Class 1 height district and used and occupied since January 11, 1950—cellar, storage; 1st floor, cabaret and 5 stores, 74 persons; and

WHEREAS, the applicant contends that this application is filed to revoke Certificate of Occupancy 60907 dated January 11, 1950; Permit No. 8161-49 issued December 23, 1949 and Alteration No. 802-49, which was approved on April 2, 1949 in error; that N.B. 10536-46 was completed on May 20, 1948 and C.O. Q47012 was issued for six stores then located in business use district; that when Alt. 802-49 was approved, the zone had already been changed to local retail, which was noted in ink by the plan examiner on the original specification sheet prior to its approval; that on April 20, 1950 the Police Department, Division of Licenses, wrote inquiring whether premises located at 82-73 Parsons boulevard, 1st floor, complied with all laws and regulations for cabaret use; that the reply dated September 28, 1950, advised that approval for said use cannot be certified because it is contrary to Art. Sec. 4C of the zoning resolution; that in view of the fact that the Alt. 802-49 was approved in error, permitting a non-conforming use of cabaret in a local retail district, it is respectfully requested that Certificate of Occupancy 60907, Permit 8161-49 and approval of Alt. 802-49 be revoked; and

WHEREAS, the Board is in receipt of information that the premises have been conveyed to a new owner since the issuance of the certificate of ownership by the City Register hereinbefore referred to; and

WHEREAS, the Board has requested the City Register to furnish it with the name and address of the present owner of the premises.

Resolved, that the application be and it hereby is *granted*, revoking Certificate of Occupancy #Q60907.

408-51-A

APPLICANT—J. Herbert Burmeister, for Lana Development Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: J. Herbert Burmeister, Siegfried A. Ramer and Robert Ingrassio.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (408-51-A)

WHEREAS, J. Herbert Burmeister, for Lana Development Corporation, owner, filed May 22, 1951, an appeal from a decision of the borough superintendent, affecting premises 182-11 to 182-15 and 183-03 58th avenue and 56-28 to 56-52 184th street, northwest corner and 182-03 58th avenue and 56-33 to 56-53 Utopia parkway, northeast corner (Block 5669, Lot 20); 184-07 58th avenue and 56-27 to 56-51 184th street, northeast corner (Block 5670, Lot 50) and 83-04 to 83-16 58th avenue and 58-06 to 58-14 184th street, southwest corner (Block 5687, Lot 1), Flushing, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated April 4, 1951, acting on N.B. Applic. 1682 to 1686-51, reads:

"4. Comply with Sec. 4.1.3 as per subdiv. 2(a) and 2(b) of Bldg. Code and 4.1.4 for separation of frame bldgs."

and

WHEREAS, the applicant states that the premises consist of a lot 200.97 ft. by 200 ft. in area, lot 299.27 ft. by 100 ft. in area a lot 342.36 ft. irregular, by 295.03 ft. in area, and a lot 200 ft. irregular by 200.97 ft. in area, all located in a residence use, D area, Class 1 height district; that it is proposed to erect groups of two-family attached dwellings 2 stories, 19 ft. 1 in. in height, of Class 4 construction, as indicated on plans filed with application for zoning variance under Cal. 407-51-BZ; and

WHEREAS, the applicant contends that the proposed structures do not violate Sec. 4.1.3 of the Building Code in that each of the buildings will be proposed main building with necessary buildings attached thereto under one ownership at all times and will contain only one heating system; that the buildings are not being erected for the purpose of sale individually since such a sale could not be affected with a single heating system for a single building unit; that each building under one roof will be supplied with heat by one heating unit, will remain under one ownership and will not be built for the purpose of resale as individual two-family dwellings; and

WHEREAS, the applicant has filed with this appeal plans marked "Received October 3, 1951," 1 sheet, showing the detailed construction of fire partitions to be erected between the two-family dwelling units from the foundation wall to the underside of the roof boarding, the buildings are shown

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to be constructed of frame, surfaced on the exterior with brick veneer and the roof surfaced with asphalt shingles.

Resolved, that the decision of the borough superintendent, acting on N.B. 1682 to 1686-51, Obj. 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the buildings shall not exceed 2 occupied stories as proposed and as indicated on plans filed with this appeal marked "Received October 11, 1951," 1 sheet, and in accordance with plans filed with application under Cal. 407-51-BZ, as granted this day; that the buildings shall be faced throughout, as shown on plan filed with this appeal, with brick and the construction of the exterior walls shall be as thereon indicated and fire stopped at each story and at the ceiling beam level on the second story; that the masonry walls separating the separate sections, with each section containing two apartments, shall be as proposed and shall be continuous from foundation to the underneath side of the roof and properly slushed under the roof sheathing; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 407-51-BZ.

Adjourned: 1:30 P.M.

Joseph J. Doyle, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 27, 1951,
2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPLIANCES SUBMITTED FOR APPROVAL.

302-49-SA—Vol. II

APPLICANT—Fabric Laundry & Dry Cleaning Corp., owner.

SUBJECT—Application for consideration—reopening for test and report—re Washex Combination Washer-Extractor (previously approved).

APPEARANCES—

For Applicant: Leo Krampf.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to revised design.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

500-50-SA

APPLICANT—Bryant Heater Division, for Affiliated Gas Equipment, Inc.,—owner-manufacturer.

SUBJECT—Application for consideration—reopening for report as to additional unit—re Bryant Gas-Fired Unit Heater, Model US 322 Bryant Unit Heater (previously approved).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to additional model, #50-37.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISION

23-48-A—Vol. II

APPLICANT—Ingram S. Carner, for Leslie F. Black, Inc., owner.

SUBJECT—Appeal reopened November 7, 1951—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—99-16 Metropolitan avenue south side, 43 ft. west of 70th road (Block 3894, Lot 38), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn.

For Administration: Samuel L. Becker, Deputy Chief of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee
Negative

THE RESOLUTION (23-48-A—Vol. II)

WHEREAS, this application pursuant to section 35 of the General City Law, to permit the maintenance of a building erected in the bed of a mapped street (Metropolitan avenue affecting premises 99-16 Metropolitan avenue, south side, 43 ft. west of 70th road (Block 3894, Lot 38), Forest Hills, Borough of Queens was granted by the Board March 9, 1948 as Vol. I, on certain conditions; and

WHEREAS, on application of Ingram S. Carner, for Leslie F. Black, Inc., owner, this appeal was reopened, as Vol. II by a vote of the Board November 7, 1951, for the purpose of considering a new decision of the borough superintendent, to Alt. Applic. 2087-51, affecting the combined premises 99-16 to 99-20 Metropolitan avenue, (Block 3894, Lots 38, 39 and 40), Forest Hills, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated October 5, 1951, acting on Alt. Applic. 2087-51, reads:

"1. The proposed one story extension at rear is contrary to resolution adopted by the Board under Cal. No. 23-48-A, 24-48-A and 25-48-A and should be referred back to the Board for their consideration."

and

WHEREAS, the applicant states that Lot 38 (99-16 Metropolitan avenue) is 19.50 ft. front by 99.54 ft. in depth; that Lot 39 (99-18 Metropolitan avenue) is 19.50 ft. front by 99.54 ft. in depth, that Lot 40 (99-20 Metropolitan avenue) is 23.50 ft. front by 99.54 ft. in depth, and is a corner lot that all three lots are located in a business use, D area district; that on each of Lots 38 and 39, there exists a 2-story Class 3 constructed building, 19.50 ft. by 66.87 ft. in area used and occupied on the 1st floor as stockroom and for packing and shipping, 25 persons and on the 2nd floor as a two family dwelling; that on Lot 40, the corner lot, there exists a two story, Class 3 constructed building, 25 ft. in height, 23.50 ft. front by 84.54 ft. in depth at 1st floor, and approximately 23.50 ft. by 70 ft. in depth at the 2nd floor level that this building is in use and occupancy as follows: 1st floor, office; 2nd floor, 2 families; and

WHEREAS, all three of these buildings were erected in 1923 and certificates of occupancy issued therefor and were last subject of affirmative action by this Board under Cal. No. 23, 24, and 25 of 48-A, (Vol. I), to permit their continuance as erected projecting into the proposed widening of Metropolitan avenue as shown on the final city map; and

WHEREAS, it is now proposed under Alt. Applic. 2087-51 to erect a one story, Class 3 constructed extension, 13 ft. height, 17 ft. 8 in. in depth by 38 ft. 8 in. in width across the rear of lots 38 and 39 as indicated on plans filed with this application marked "Received October 9, 1951," 2 sheets and to connect such extension to the first stories of the buildings now existing on Lots 38 and 39 by unprotected horizontal openings and also to connect such extension to the 1st story of the building existing on the corner lot (Lot 40) by an horizontal opening protected by a 3-hour fireproof

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self-closing opening protective assembly, so that the combined building on Lots 38 and 39 (99-16 to 99-18 Metropolitan avenue) will be 38 ft. 8 in. in frontage by 84.54 ft. in depth at the 1st floor and the corner building on Lot 40 will remain a separate building and will remain unchanged except for the protected horizontal opening at the rear extension leading to the one story extension at the rear of Lots 38 and 39; that access to the new one story extension to be erected at the rear of combined lots 38 and 39 will be an existing open driveway at the rear of lot 40, leading to 70th road, adjacent to the residence use district; and

WHEREAS, the records of the Department of Housing and Buildings indicate that Alteration Applic. 2087-51, was approved September 20, 1951, to permit the erection of the extension as herein proposed and permit subsequently issued thereon which approval and permit were revoked and the work stopped upon the discovery that the resolution adopted by the Board under Cal. Nos. 23, 24 and 25-48-A Vol. I, provided that the buildings be not increased in height or area; and

WHEREAS, the applicant now requests that the Board amend its resolution as adopted under Cal. 23-48-A Volume 1, and 24-48-A Vol. I, so as to permit the increase in area of the two interior buildings on Lots 38 and 39 as herein proposed and amend its resolution as adopted under Vol. 1, of Cal. No. 25-48-A, so as to permit the construction of the protected horizontal opening between the new extension as proposed on Lots 38 and 39 and the rear of the corner building existing on Lot 40; and

WHEREAS, the owner has stated to the Board that immediately upon the approval of Alt. Applic. 2087-51, construction was started and was completed to a point only four courses of masonry from the roof of the proposed extension when the work was stopped by the borough superintendent; and

WHEREAS, the applicant states that no portion of the extension now proposed will be within the bed of the mapped street widening.

Resolved, that the Board of Standards and Appeals do hereby amend the resolution adopted on March 9, 1948, by adding thereto:

"... that in the event the owner desires to construct a one story extension on the rear of this building in conjunction with similar extensions on the rear of the buildings on the adjoining lots 39 and 40, such extensions may be permitted, provided they meet the requirements of the zoning resolution and are not further extended and provided the existing rear walls of lots 38 and 39 are bricked up as to existing window openings and a fire door complying with the requirements of the Building Code erected in such wall to permit access to the building on lots 38 and 39 from the proposed new one story extension, as shown on plans filed with this appeal, marked "Received October 9, 1951," (2 sheets); that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto."

24-48-A—Vol. II

APPLICANT—Ingram S. Carner, for Leslie F. Black, Inc., owner.

SUBJECT—Appeal reopened November 7, 1951—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—99-18 Metropolitan avenue, southside, 23.50 ft. west of 70th road (Block 3894, Lot 39), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Calm.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (24-48-A—Vol. II)

WHEREAS, this application pursuant to section 35 of the General City Law, to permit the maintenance of a building erected in the bed of a mapped street (Metropolitan avenue), affecting premises 99-18 Metropolitan avenue, south side, 23.50 ft. west of 70th road, (Block 3894, Lot 39), Forest Hills, Borough of Queens was granted by the Board, as Vol. I, March 9, 1948, on certain conditions; and

WHEREAS, this appeal was reopened as Vol. II, by a vote of the Board November 7, 1951, to consider a new decision of the borough superintendent relating to the proposed construction of an extension at the rear of this building and the building on Lot 38; and

WHEREAS, the decision of the borough superintendent dated October 5, 1951, acting on Alt. Applic. 2087-51, reads:

"1. The proposed one story extension at rear is contrary to resolution adopted by the Board under Cal. Nos. 23-48-A, 24-48-A and 25-48-A and should be referred back to the Board for their consideration."

and

WHEREAS, the applicant states that Lot 38 (99-16 Metropolitan avenue) is 19.50 ft. front by 99.54 ft. in depth; that Lot 39 (99-18 Metropolitan avenue) is 19.50 ft. front by 99.54 ft. in depth, that Lot 40 (99-20 Metropolitan avenue) is 23.50 ft. front by 99.54 ft. in depth, and is a corner lot; that all three lots are located in a business use, D area district; that on each of Lots 38 and 39, there exists a 2-story, Class 3 constructed building, 19.50 ft. by 66.87 ft. in area, used and occupied on the 1st floor as stockroom and for packing and shipping, 25 persons, and on the 2nd floor as a two family dwelling; that on Lot 40, the corner lot, there exists a two story, Class 3 constructed building, 25 ft. in height, 23.50 ft. front by 84.54 ft. in depth at 1st floor, and approximately 23.50 ft. by 70 ft. in depth at the 2nd floor level; that this building is in use and occupancy as follows: 1st floor, office; 2nd floor, 2 families; and

WHEREAS, all three of these buildings were erected in 1928 and certificates of occupancy issued therefor and were later subject of affirmative action by this Board under Cal. Nos. 23, 24, and 25 of 48-A, (Vols. I), to permit their continuance as erected projecting into the proposed widening of Metropolitan avenue as shown on the final city map; and

WHEREAS, it is now proposed under Alt. Applic. 2087-51 to erect a one story, Class 3 constructed extension, 13 ft. in height, 17 ft. 8 in. in depth by 38 ft. 8 in. in width across the rear of lots 38 and 39 as indicated on plans filed with this application marked "Received October 9, 1951," 2 sheets, and to connect such extension to the first stories of the buildings now existing on Lots 38 and 39 by unprotected horizontal openings and also to connect such extension to the 1st story of the building existing on the corner lot (lot 40) by a horizontal opening protected by a 3-hour fireproof self-closing opening protective assembly, so that the combined building on Lots 38 and 39 (99-16 to 99-18 Metropolitan avenue) will be 38 ft. 8 in. in frontage by 84.54 ft. in depth at the 1st floor and the corner building on Lot 40 will remain a separate building and will remain unchanged except for the protected horizontal opening at the rear extension leading to the one story extension at the rear of Lots 38 and 39; that access to the new one story extension to be erected at the rear of combined lots 38 and 39 will be an existing open driveway at the rear of lot 40, leading to 70th road, adjacent to the residence use district; and

WHEREAS, the records of the Department of Housing and Buildings indicate that Alteration Applic. 2087-51, was approved September 20, 1951, to permit the erection of the extension as herein proposed and permit subsequently issued thereon which approval and permit were revoked and the work stopped upon the discovery that the resolution adopted by the Board under Cal. Nos. 23, 24 and 25-48-A—Vol. I, provided that the buildings be not increased in height or area; and

WHEREAS, the applicant now requests that the Board amend its resolution as adopted under Cal. 23-48-A Volume I and 24-48-A Vol. I, so as to permit the increase in area of the two interior buildings on Lots 38 and 39 as herein proposed

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and amended its resolution as adopted under Vol. 1, of Cal. No. 25-48-A, so as to permit the construction of the protected horizontal opening between the new extension as proposed on lots 38 and 39 and the rear of the corner building existing on Lot 40; and

WHEREAS, the owner has stated to the Board that immediately upon the approval of Alt. Applic. 2087-51, construction was started and was completed to a point only four courses of masonry from the roof of the proposed extension when the work was stopped by the borough superintendent; and

WHEREAS, the applicant states that no portion of the extension now proposed will be within the bed of the mapped street widening.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 9, 1948, by adding thereto:

"... to permit the construction of the extension as proposed and as indicated on plans filed with this appeal marked "Received October 9, 1951," (2 sheets), in accordance with the requirements as adopted this day by resolution under Cal. No. 23-48-A, Vol. II."

25-48-A—Vol. II

APPLICANT—Ingram S. Carner, for Leslie F. Black, Inc., owner.

SUBJECT—Appeal reopened November 7, 1951—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—99-20 Metropolitan avenue, southwest corner 70th road (Block 3894, Lot 40), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (25-48-A—Vol. II)

WHEREAS, this application pursuant to section 35 of the General City Law, to permit the maintenance of a building erected in the bed of a mapped street (Metropolitan avenue), affecting premises 99-20 Metropolitan avenue, southwest corner of 70th road (Block 3894, Lot 40), Forest Hills, Borough of Queens was granted by the Board, as Vol. I, March 9, 1948, on certain conditions; and

WHEREAS, this appeal was reopened by a vote of the Board as Vol. II, November 7, 1951, in conjunction with Cal. No. 23-48-A, Vol. II, and Cal. No. 24-48-A, Vol. II, as to consider a new decision of the borough superintendent relating to the erection of an extension on the rear of lots 38 and 39 adjoining the premises involved in this appeal and the connection of such extension by a protected horizontal opening to the rear of the building on the premises under appeal in this application (Lot 40) access to such extension to be by open driveway over the rear of the premises in question in this appeal (Lot 40) as indicated on plans filed with this appeal marked "Received October 9, 1951," 2 sheets; and

WHEREAS, the applicant states that Lot 38 (99-16 Metropolitan avenue) is 19.50 ft. front by 99.54 ft. in depth; that Lot 39 (99-18 Metropolitan avenue) is 19.50 ft. front by 99.54 ft. in depth, that Lot 40 (99-20 Metropolitan avenue) is 23.50 ft. front by 99.54 ft. in depth, and is a corner lot; that all three lots are located in a business use, D area district; that on each of Lots 38 and 39, there exists a 2-story, Class 3 constructed building, 19.50 ft. by 66.87 ft. in area, used and occupied on the 1st floor as stockroom and for packing and shipping, 25 persons, and on the 2nd floor as a two family dwelling; that on Lot 40, the corner lot, there exists a two story, Class 3 constructed building, 25 ft. in height,

23.50 ft. front by 84.54 ft. in depth at 1st floor, and approximately 23.50 ft. by 70 ft. in depth at the 2nd floor level; that this building is in use and occupancy as follows: 1st floor office; 2nd floor, 2 families; and

WHEREAS, all three of these buildings were erected in 1928 and certificates of occupancy issued therefor and were later subject of affirmative action by this Board under Cal. Nos. 23, 24, and 25 of 48-A, (Vols. I), to permit their continuance as erected projecting into the proposed widening of Metropolitan avenue as shown on the final city map; and

WHEREAS, it is now proposed under Alt. Applic. 2087-51 to erect a one story, Class 3 constructed extension, 13 ft. in height, 17 ft. 8 in. in depth by 38 ft. 8 in. in width across the rear of lots 38 and 39 as indicated on plans filed with this application marked "Received October 9, 1951," 2 sheets, and to connect such extension to the first stories of the buildings now existing on Lots 38 and 39 by unprotected horizontal openings and also to connect such extension to the 1st story of the building existing on the corner lot (lot 40) by an horizontal opening protected by a 3-hour fireproof self-closing opening protective assembly, so that the combined building on Lots 38 and 39 (99-16 to 99-18 Metropolitan avenue) will be 38 ft. 8 in. in frontage by 84.54 ft. in depth at the 1st floor and the corner building on Lot 40 will remain a separate building and will remain unchanged except for the protected horizontal opening at the rear extension leading to the one story extension at the rear of Lots 38 and 39; that access to the new one story extension is to be erected at the rear of combined lots 38 and 39 will be an existing open driveway at the rear of lot 40, leading to 70th road adjacent to the residence use district; and

WHEREAS, the records of the Department of Housing and Buildings indicate that Alteration Applic. 2087-51, was approved September 20, 1951, to permit the erection of the extension as herein proposed and permit subsequently issued thereon which approval and permit were revoked and the work stopped upon the discovery that the resolution adopted by the Board under Cal. Nos. 23, 24 and 25-48-A, Vol. I provided that the buildings be not increased in height or area; and

WHEREAS, the applicant now requests that the Board amend its resolution as adopted under Cal. 23-48-A, and 24-48-A, Vol. I, so as to permit the increase in area of the two interior buildings on Lots 38 and 39 as herein proposed and amend its resolution as adopted under Vol. 1, of Cal. No. 25-48-A, so as to permit the construction of the protected horizontal openings between the new extension as proposed on Lots 38 and 39 and the rear of the corner building existing on Lot 40; and

WHEREAS, the owner has stated to the Board that immediately upon the approval of Alt. Applic. 2087-51, construction was started and was completed to a point only four courses of masonry from the roof of the proposed extension when the work was stopped by the borough superintendent; and

WHEREAS, the applicant states that no portion of the extension now proposed will be within the bed of the mapped street widening.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 9, 1948, by adding thereto:

"... to permit the construction of the extension as proposed and as indicated on plans filed with this appeal marked "Received October 9, 1951," (2 sheets), in accordance with the requirements as adopted this day by resolution under Cal. No. 23-48-A, Vol. II."

184-51-A

APPLICANT—Moritz Simon, for Royal Operating Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—443-445 West 22nd street, north side, 370 ft. 2¾ in. west of 9th avenue (Block 720, Lot 25), Borough of Manhattan.

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APPEARANCES—

For Applicant: Moritz Simon, Louis L. Friedman and L. Meinwald.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert..... 1

Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3

THE RESOLUTION (184-51-A)

WHEREAS, Moritz Simon, for Royal Operating Corp., owner, filed March 9, 1951, an appeal to review decisions of the borough superintendent, affecting premises 443-445 West 22nd street, north side, 370 ft. 2¾ in. west of 9th avenue (Block 720, Lot 25), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated January 30, 1951, on amendment to Alt. Applic. 449/49, reads:

"Objections A2 and A3 are hereby denied because this multiple dwelling was erected as a lodging house under New Building Application No. 243-1929 and Certificate of Occupancy #16456-1930 was issued for such use. See copy of Intradepartmental Memorandum dated October 7, 1947, on Sheet 4 of this application."

WHEREAS, the decision of the borough superintendent, dated March 1, 1951, as to Alt. Applic. 449-49, reads:

"In reply to your letter of February 23, 1951, the objections raised to your amendment filed with this department on January 30, 1951, are hereby repeated:

Objections A2 and A3 are hereby denied because this multiple dwelling was erected as a lodging house under New Building Application No. 243-1929 and Certificate of Occupancy No. 16456-1930 was issued for such use. See copy of Intradepartmental Memorandum dated October 7, 1947, on Sheet 4 of this application.

I again call your attention to the fact that this building was erected under New Building Application No. 243-1929 and that Certificate of Occupancy No. 16456-1930 was issued to use this building as a lodging house. Therefore, it comes under the provisions of Section 66 of the Multiple Dwelling Law and not Section 67."

WHEREAS, the applicant states that the building is 5 stories, basement and penthouse, 56 ft. in height, 39 ft. 9¼ in. by 55 ft. 1 in. in area, fireproof construction, erected in 1929, located in a residence use, B area, Class 1½ height district and now permitted to be used as a lodging house and proposed to be used and occupied as follows: Cellar, boilerroom and storage; Basement, hotel, 112 persons; 1st story to penthouse, hotel, 24 persons on the 2nd fl., 20 on each of the 2nd, 3rd, 4th, and 5th floors, penthouse, 48 persons; that the building is provided with one 3 ft. 9 in. wide steel interior stairs, fireproof enclosed, leading from roof bulkhead direct to street; and

WHEREAS, the applicant contends that the Department issued a violation on January 6, 1949, requesting that the building comply with Section 66 of the Multiple Dwelling Law based on the fact the records in the Block and Lot folder of the Department show a certificate of occupancy for use as a heretofore erected Class B Lodging House; that the Borough Superintendent has also denied a request under Alt. Applic. 449/49 to reclassify the building as a hotel; that the building as erected as a Class 1 fireproof hotel in 1929 and operated as such ever since; that after completion of construction in 1930 an application for a certificate of occupancy was filed which specified the number of bedrooms and persons; that the word "lodginghouse" did not appear on this application, it was used in the inspector's report on which the certificate of occupancy was issued; that the Department of Housing and Buildings failed in classifying this building as a lodging house, although it has all the features of a hotel; that N.B.

243-1929 was examined in accordance with the Building Code as amended to January 1, 1926, for use and construction of the building as a hotel under Section 70.3; that the building was erected by a hotel organization; that the Charter of the Corporation which erected the hotel reveals the use of the premises as a hotel and not as a lodging house; that even the Division of Housing of the Department of Housing and Buildings classified the building as a heretofore erected Class B hotel in April 1945, based on an inspection made July 24, 1944; that only upon request of the Multiple Dwelling Division through Intradepartmental Memorandum of October 7, 1947, the Housing Division changed its former classification without an inspection, so that the building is now classified as a heretofore existing Class B lodging house; that it is therefore requested the Board review the decision of the borough superintendent, revoke the certificate of occupancy and recommend that the Department of Housing and Buildings issue a new certificate of occupancy as a Heretofore Existing Class B hotel, so that the owners would be in a position to make the building comply with Sec. 67 of the Multiple Dwelling Law; and

WHEREAS, the hearing on this appeal was held on June 19, 1951 and the hearing closed and left with the Board for further consideration which required analysis of the records in the Department of Housing and Buildings from the time the buildings on the plot were demolished through the construction of the building and the recorded occupancy to date and involving study of the code section under which the building was constructed and the requirements of the Administrative Code Section 666.2.0 reading in part: "The Board shall not vary or modify . . . any order, regulation, or ruling of the commissioner of housing and buildings in relation to the division of housing. This section shall not deprive the Board of any of its powers of review on appeal." The Building Code adopted on March 30, 1915 as to Article 4 thereof included in sections 70 and 72, the requirement that a residential building occupied as Lodging house (section 70, paragraph 3) with more than 15 sleeping rooms shall be fireproof (section 72, paragraph C). This building was filed and approved as a fireproof Lodging house and certificate of occupancy still in force was issued for this use and is binding on the Division of Housing. A lodging house (not to be confused with a rooming house) is defined in the Multiple Dwelling Law under Section 4, paragraph 14. Application to existing dwellings is covered under section 13. In view of the exhaustive study of the records and law applying to this building and the restriction upon the Board as set forth in Administrative Code Section 666-2.0 above cited, there was no reason for reopening the hearing to permit the attorney representing the owner to quote the law for the record; and

WHEREAS, the report of the Committee reads as follows:

REPORT OF COMMITTEE

Re: Cal. No. 184-51-A

November 26, 1951.

Premises 443-445 West 22nd Street,
MANHATTAN.

This appeal is to revoke Certificate of Occupancy No. 16456, issued by the then Bureau of Buildings on March 28, 1930 upon the completion of a residence building, constructed under New Building Application No. 243 of 1929. This application was filed on March 28, 1929, for occupancy as "Lodging House, servants' room in extension." Plumbing Application No. 492 of 1929 states that the building is to be occupied as a Lodging House.

Work of demolishing the former brick dwelling on the site was commenced on or about August 1, 1929, and the new building was commenced in September, 1929, and completed in April, 1930. An application for a Certificate of Occupancy was filed March 4, 1930. On this application there is no reference to the desired classification of the building differing from the proposed use as stated in N.B. Application No. 23 of 1929. Certificate of Occupancy No. 16456 was issued May 28, 1930, classifying the building as a fireproof residence building, cellar, boiler room and storage, basement

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to fifth story and penthouse as Lodging House. This Certificate is still in effect.

As the Tenement House Department had no jurisdiction over non-tenements, the classification by the Bureau of Buildings continued until the enactment of the Multiple Dwelling Law in 1929. Under this Law, the building could have been reclassified if there had been a reason for doing so. Reclassification, however, was apparently not considered until in 1947 the Division of Housing of the Department of Housing and Buildings certified to the Borough Superintendent that the building was classified as a "heretofore erected—existing Class B Hotel." This certification was voided on March 15, 1949 by a corrected classification—"Heretofore erected—Existing Class B Lodging House." This classification, consistent with the existing Certificate of Occupancy No. 16456, was determined on March 15, 1949, after the filing of Alteration Application No. 449 of 1949, under which the request was made for change of classification to a hotel and for the issuance of a new Certificate of Occupancy as a hotel, the applicant stating: "This building was erected and designed (Class I—F.P. in all parts) as an hotel and not as a lodging house. The application with No. N.B. 243-29, stating the occupancy as a lodging house, was filed in error." This statement is not justified by the record.

The lawful classification of a building is as determined solely by the Department of Housing and Buildings and it is of no consequence how other Departments may refer to the building or what the building is termed by the owner or others.

In this case the Committee finds that the building is correctly classified from the records as a Heretofore Erected Existing Class B Multiple Dwelling Lodging House.

The owner is at liberty to file plans for conversion of the building to a Class B Multiple Dwelling Hotel and show compliance with the requirements therefor.

The Committee recommends that the appeal be denied, including both items appealed, namely, A2 and A3.

(Signed) HARRIS H. MURDOCK,
Chairman.

TIMOTHY P. GUINEE,
Deputy Fire Chief.

SEAN P. KEATING,
Commissioner.

I believe the Housing Division lacks authority to certify and then reverse itself at will without a new change in occupancy.

(Signed) EDWIN W. KLEINERT,
Commissioner, dissenting.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 449-49, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

237-51-A

APPLICANT—L. E. Driver, for New York Dock Co., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent.

PREMISES AFFECTED—116-162 Imlay street, west side, from Commerce to Verona streets; 111-121 Commerce street and 122-132 Verona street (1st, 5th and 6th floors); (Block 515, part of Lot 61), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Eweler.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (237-51-A)

WHEREAS, L. E. Driver, for New York Dock Company, owner, filed March 22, 1951, an appeal from an order and decision of the fire commissioner affecting premises 116-162 Imlay street, west side between Commerce street and Verona street, 111-121 Commerce street and 122-132 Verona street (1st, 5th and 6th stories); (Block 515, part of Lot 61) Borough of Brooklyn; and

WHEREAS, Order No. 28938-LF, issued by the fire commissioner November 14, 1950, and referred to in a decision of the fire commissioner dated February 23, 1951, reads:

"2. Remove all partitions not built of incombustible materials as per Sec. 264, Div. 7 of the Labor Law."

and

WHEREAS, the hearing on this appeal was adjourned by the Board to permit the applicant to file plans with the Borough Superintendent, Department of Housing and Building showing the construction and location of the partitions in question; and

WHEREAS, such plans have been filed with the Borough Superintendent under Applic. No. 3234-51; and

WHEREAS, the decision of the Borough Superintendent dated November 3, 1951, as to Applic. 3234-51, reads:

"1. The Bldg. Code, Sect. 10.9.1, requires that partitions in this class 1 building be of incombustible material except that partitions made of a single thickness of glass and wood when used as specified in Sect. 10.9.2.5 are acceptable under that section.

2. Doors leading from rooms toward exits shall swing in direction of travel."

and

WHEREAS, the applicant states that the building is 6 stories 86 ft. in height; 460 ft. by 96 ft. in area at 1st floor; 460 ft. by 80 ft. in area at typical floor, of fireproof construction erected 1911, located in an unrestricted use, A area, Class height district and used and occupied since 1932 and 1950; cellar, boiler room, 10 persons; 1st floor, warehouse, 30 persons; 2nd floor, factory and warehouse, 10 persons; 3rd floor, factory and warehouse, 120 persons; 4th floor, factory and warehouse, 30 persons; 5th floor, factory and warehouse, 110 persons; 6th floor, factory and warehouse, 30 persons; that no change in use or occupancy is now proposed; that the building is equipped with an approved standpipe system and a three source sprinkler system throughout; that there are four 4 ft. 10 in. wide interior stairs and four fire towers of fireproof construction from roof bulkhead direct to street and

WHEREAS, Certificate of Occupancy 107422 issued November 25, 1942, upon completion of work under Alt. Applic. 2654-42 permits the present use and occupancy; and

WHEREAS, the applicant contends that the building faces three street fronts but it is accessible from four sides due to an open railroad yard along the west side; that the building is equipped with a three source approved system of automatic sprinklers with central station alarm and an approved standpipe system; that watchman's service is maintained throughout the building at the nonregular business hours and on week ends, ringing clocks at key stations located systematically; that the immediate vicinity is well supplied with low and high pressure hydrants in addition being available to fire boat service; that the grouping of stairs and elevator enclosures are such that each floor is subdivided into three separate units, the largest of which is 17,000 sq. ft. in area; that the building was erected prior to 1913 and should the Labor Law be construed as not being legally retroactive to premises would be exempt from its requirements; that Section 264, Subdivision 7 of the Labor Law pertains to partitions, which is a structural matter, the authority of the fire commissioner to issue the order appealed is questioned; that changing of the partitions, which in some cases have existed for the past 18 years, would greatly disrupt and inconvenience the business routine of the occupants and plans filed with this appeal indicate the construction of the partitions in question; that additional partitions are sheet metal

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or sheet metal and glass, have not been shown as they are deemed to be incombustible partitions; that despite the applicant's contention that the order was improperly issued the Board is requested to permit the existing partitions to remain with the understanding that they will be removed and replaced within a period of two years with legal partitions.

Resolved, that the decision of the borough superintendent dated November 3, 1951, acting on Applic. 3234-51, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuation of the unlawfully constructed combustible partitions on the 1st, 5th and 6th floors, as proposed and as indicated on plans filed with his appeal marked "Received March 22, 1951," (3 sheets), *on condition* that the partitions in each one of the spaces shall continue so long as the spaces are occupied by the existing tenants but shall be removed as soon as the existing tenants vacate the premises, and in any event shall be removed within one (1) year from the date of this resolution; that frame partitions shall not be extended or additional frame partitions constructed; and *denied* as to Obj. 2 to require that all doors leading from rooms toward exits shall swing in the direction of travel, and *on condition* that the building shall be protected as proposed with a standpipe system, sprinkler system throughout and in all other respects shall comply with all laws, rules and regulations applicable hereto; that this *grant* also *modifies* the order of the fire commissioner as expressed in Order No. 28938-LF, as extended February 23, 1951, to the same extent as the above modification of the decision of the borough superintendent.

64-51-A

APPLICANT—Richard Shutkind, for Plymouth Rock Provision Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1560-1562 Boone avenue, east side, 150 ft. south of 173rd street and 1565 West Farms road (1st floor); (Block 3014, Lot 15 formerly Lot 17), Borough of The Bronx.

APPEARANCES—

For Applicant: Richard Shutkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (464-51-A)

WHEREAS, Richard Shutkind for Plymouth Rock Provision Co. Inc., owner, filed June 18, 1951 an appeal from a decision of the borough superintendent affecting premises 1560-1562 Boone avenue, east side, 150 ft. south of 173rd street and 1565 West Farms road (Block 3014, Lot 15—formerly Lot 17), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated May 29, 1951, as to B.N. Applic. 693-51, reads;

"1. Proposed Marquee is unlawful. Section 2.4.1.4.8 (g)."

and

WHEREAS, the applicant states that the building is 1 and 2 stories, 14 and 22 ft. in height, 100 ft. by 236.78 ft. irregular in area at 1st floor, 31 ft. 8 in. by 68 ft. 4 in. in area 2nd floor, of class 3 construction, erected 1926 on a lot 10 ft. by 385.91 ft. irregular in area, in an unrestricted zone, B area, class 1½ height district, and used and occupied since 1932; basement, boiler room and storage; 1st floor, manufacturing meat products—30 persons; 2nd floor, offices—10 persons; that the building is provided with 3 interior stairs, 4 ft. and 3 ft. 8 in. in width, of iron with cement treads, enclosed in 4 in. terra cotta and 8 in. cement blocks, equipped with fireproof, self-closing doors; that one

stairway leads to Boone avenue, one to West Farms road and one to the interior of the lot; and

WHEREAS, Viol. No. S-872 issued April 9, 1951 was for erecting a steel structure on Boone avenue face of the building without having obtained a permit from the borough superintendent; and

WHEREAS, the applicant states that an existing marquee approximately 20 years old is located over the sidewalk along Boone avenue at the north end of the building; that this marquee is approximately 49 ft. in length and 6 ft. 6 in. in width and has been maintained by annual permit issued by the department of housing and buildings since 1942; that there appears to be no plans or application on record for the erection of this existing marquee except the last annual permit No. BX-1154-51 issued by the department of housing and buildings; that violation S-872 refers to an additional marquee approximately 49 ft. long and 6 ft. in wide which was erected in 1951 at the south portion of the building along Boone avenue; and

WHEREAS, the applicant contends as to objection 1 issued by the borough superintendent on B.N. 693-51 which was filed for the additional marquee on Boone avenue at the south portion of the building that the use of this marquee is essential to the conduct of the business transacted on the premises which consists of wholesale meat processing, receiving and shipping of meat products; that in order to maintain its business in a sanitary manner to the satisfaction of the Health department and Federal departments, it is necessary that the owner maintain the marquee in question for weather protection.

Resolved, that the decision of the borough superintendent, acting on B.N. Applic. 693-51, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance as proposed of the extension of the marquee and as indicated on plans filed with this appeal marked "Received June 18, 1951," (4 sheets), and "November 5, 1951," (1 sheet), *on condition* that the marquee shall not exceed the length and width out from the building line, as indicated on such plans; that in all other respects the marquee shall comply with all laws, rules and regulations applicable thereto including the resolution adopted under Cal. No. 310-37-S and shall be properly drained; that this marquee shall continue only so long as the premises continue to be occupied by the present occupant, the Plymouth Rock Provision Company; that no portion of the marquee or its drainage shall be less than 10 ft. above the grade of the sidewalk.

409-50-A

APPLICANT—Elisabeth Apartments, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—20-78 to 20-86 28th street; 20-66 to 20-74 27th street; 20-66 to 20-74 Kindred street; 20-35 to 20-55 Crescent street; 20-25, 21-15 Crescent street; 24-05, 24-11 and 24-15 21st avenue; 20-52 to 20-64 Crescent street, 20-32 to 20-44 Crescent street; 20-12 to 20-24 Crescent street; 20-52-56-64 24th street; 20-32-36-44 44th street and 20-12, 16, 24 24th street, (Block 859, Lot 1; Block 860, Lot 1; Block 870, Lots 1 and 12; Block 871; Lots 1, 6, 20 and 30; Block 881, Lots 70, 60 and 46), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for failure to complete appeal and for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

410-50-A

APPLICANT—Elisabeth Apartments, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

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PREMISES AFFECTED—20-65 to 20-75 Shore boulevard; 18-15 to 18-21 21st avenue; 20-32, 20-44 19th street; 20-11 to 20-23 18th street, 20-26 18th street; 20-05 to 20-15 Shore boulevard, (Block 894, lots 50, 30, 20, 2, 101 and 75), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for failure to complete appeal and for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

411-50-A

APPLICANT—Marine Terrace Apartments, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—20-01 to 20-15 21st avenue, 20-53 to 20-61 20th street, 20-31 to 20-43 20th street, 20-11 to 20-23 20th street, 19-01, 19-09 and 19-15 21st avenue, 20-52 to 20-64 20th street, 20-32 to 20-44 20th street and 20-12 to 20-24 20th street (Block 893, lots 101, 80, 70, 50, 2, 7, 20 and 30), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for failure to complete appeal and for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

685-50-A

APPLICANT—Herman Kron, for Esther Kedofsky, owner (Twilight Sleep Products, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—131 Allen street, west side, 150 ft. south of Rivington street (Block 415, Lot 30), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn at request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

382-43-A—Vol. III

APPLICANT—Henry Z. Harrison, for Marcus Pohrille and Pearl Horowitz, owners (doing business as Caton Nursing Home).

SUBJECT—Appeal reopened October 16, 1951—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—150 Ocean Parkway, west side, 395 ft. south of Caton avenue (Block 5328, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Z. Harrison.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, 2 PM for inspection and decision.

774-50-A

APPLICANT—DeRose and Cavalieri, for Elizabeth Pazzanese, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri and Joseph J. Ehrenstaf.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 11, 1951, 2 PM at request of applicant; no further adjournment.

775-50-A

APPLICANT—DeRose and Cavalieri, for Elizabeth Pazzanese, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 11, 1951, 2 PM at request of applicant; no further adjournment.

159-51-A

APPLICANT—Douglaston Club, for Community Holding Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—32-09 Douglaston parkway (also known as 600 West Drive), northeast corner of Manor road (Block 8031, Lot 1), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to December 11, 1951, 2 PM for applicant to file revised plans.

310-51-A

APPLICANT—A. Wallace McCrea, for Lillian Poli Gerin owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8 East 63rd street, south side, 175 ft. east of 5th avenue (Block 1377, Lot 65), Borough of Manhattan.

APPEARANCES—

For Applicant: A. Wallace McCrea.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 4, 1951, 2 PM for applicant to obtain additional information as to the lot line wall or fence.

489-51-A

APPLICANT—Henry George Greene, for Kent Termin Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—Foot of Huron street, 643 ft.

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west of West street, (Block , Lot) Borough of Brooklyn.

APPEARANCES—

For Applicant: J. G. L. Molloy and H. Kain.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to December 4, 1951, 2 PM for inspection and decision.

490-51-A

APPLICANT—Henry George Greene, for Kent Terminal Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—Foot of Kent street, 527 ft. 5½ in. west of West street (Block Lot), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. G. L. Molloy and H. Kain.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to December 4, 1951, 2 PM for inspection and decision.

491-51-A

APPLICANT—Henry George Greene, for Kent Terminal Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—Foot of Java street, 544 ft. 1½ in. west of West street, (Block Lot), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. G. L. Molloy and H. Kain.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to December 4, 1951, 2 PM for inspection and decision.

499-51-A

APPLICANT—James E. McKillop, for John Machalski, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—61-43 Borden avenue, north side, 138.19 ft. west of 64th street (attic floor); (Block 2366, Lot 51), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: James E. McKillop.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, 2 PM for inspection and decision.

502-51-A

APPLICANT—Arnold A. Arbeit, for C. H. J. Realty Corp., owner (Interstate Casing Co. of Ohio, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38 Renwick street, east side, 125 ft. south of Spring street (Block 594, Lot 71), Borough of Manhattan.

APPEARANCES—

For Applicant: Arnold A. Arbeit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, 2 PM for inspection and decision without further argument.

ZONING APPLICATIONS

410-29-BZ

APPLICANT—Herman Kron, for Alfred Acres, owner.

SUBJECT—Application for consideration—reopening and

amendment of resolution—re Application (decision of the superintendent of buildings) previously granted on condition under sections 7g and 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—78-30 90th avenue, south side, 100 ft. west of 80th street (Block 100, Lot 8), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (172-29-BZ)

WHEREAS, this application under section 7g of the zoning resolution to permit in a business use district the erection and maintenance of a gasoline service station affecting premises 78-30 90th avenue, south side, 100 ft. west of 80th street (Block 100, Lot 8), Woodhaven, Borough of Queens, was granted by the Board, October 22, 1929, on certain conditions; and

WHEREAS, the resolution was amended February 2, 1932 and June 16, 1936; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 22, 1929, as amended by resolutions adopted on February 2, 1932 and June 16, 1936, by adding thereto:

"that in the event the owner desires to install three additional 550 gallon gasoline storage tanks, making a total of six 550 gallon tanks, such additional tanks may be installed as indicated on revised plan, marked 'Received November 8, 1951' (1 sheet), on condition that in all other respects the requirements of the resolutions heretofore adopted shall be complied with (Alt. App. 144/29)."

410-31-BZ—Vol. II

APPLICANT—Herman Kron, for Rose DeVito, owner.

SUBJECT—Application for consideration—reopening and amendment as to additional tanks—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting partly in business and partly in residence use districts, the alteration and maintenance of a gasoline service station for a temporary period of time.

PREMISES AFFECTED—175-14 Horace Harding boulevard, south side, 117.71 ft. west of Utopia parkway and 83.78 ft. east of 175th street (Block 2661, Lot 26), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (410-31-BZ—Vol. II)

WHEREAS, this application, under section 7f of the zoning resolution, permitting partly in a business use district and

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partly in a residence use district, the erection and maintenance of a gasoline service station, affecting premises 175-14 Horace Harding boulevard, south side, 117.71 ft. west of Utopia parkway and 83.78 ft. east of 175th street (Block 2661, Lot 26), Flushing, Borough of Queens, was granted by the Board, as Vol. I, April 29, 1932, on certain conditions; and

WHEREAS, the resolution was amended May 12, 1936 and as Vol. II, May 24, 1938; and

WHEREAS, the resolution was further amended April 11, 1939 and June 25, 1940; and

WHEREAS, the term of variance was extended April 21, 1942, April 11, 1944 and April 23, 1946, and April 24, 1951; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 29, 1932, as thereafter *amended* by resolution adopted on April 24, 1951, by adding thereto:

"that six (6) additional 550 gallon gasoline storage tanks may be installed in the position as proposed and as indicated on plan filed with this request for amendment dated November 8, 1951, *on condition* that in all other respects the resolution as adopted on April 29, 1932 and amended on April 24, 1951, shall be complied with N.B. 4258-31, Alt. 274-39)."

426-37-BZ—Vol. III

APPLICANT—Beatty and Berlenbach, for R. C. Church of St. Francis De Sales, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the extension in the rear of existing building of a fireproof lean-to storage room extending into the required rear yard and the extension in front within required setback to enclose existing stairs at main entrance and to rearrange existing stairs and create extra office space; and the vertical extension on existing roof using more than the area permitted (previously granted by the Board for extension of existing building in excess of area permitted).

PREMISES AFFECTED—129-02 to 129-16 Rockaway Beach boulevard, north side, from Beach 129th to 130th street, 201-235 Beach 129th street and 202-216 Beach 130th street (Block 727, Lots 28, 41 and 47), Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: George Beatty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (426-37-BZ—Vol. III)

WHEREAS, this application under section 21 of the zoning resolution, to permit in an "F" area district the extension of an existing school building in excess of the area permitted, affecting premises 129-02 to 129-16 Rockaway Beach boulevard and 201-231 Beach 129th street, northwest corner and 202-216 Beach 130th street (Block 727, Lots 26, 28, 41 and 47), Belle Harbor, Borough of Queens was granted by the Board October 5, 1937, as Vol. I, on certain conditions; and

WHEREAS, this application, under section 21 of the zoning resolution to permit in an "F" area district the extension of

an existing school building in excess of the area permitted affecting premises 129-02 to 129-16 Rockaway Beach boulevard and 201-235 Beach 129th street northwest corner and 206-216 Beach 130th street (Block 727, Lots 22, 26, 28, 41 and 47) Belle Harbor, Borough of Queens, was amended as Vol. 2, July 20, 1938; and

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the extension in the rear of existing building, a fireproof lean-to storage room extending into the required rear yard, and the extension in front within required setback to enclose existing stairs at main entrance and to re-arrange existing stairs and create extra office space; and the vertical extension on existing roof, using more than the area permitted affecting premises 129-02 to 129-16 Rockaway Beach boulevard, north side, from Beach 129th to Beach 130th streets, 201-235 Beach 129th street and 202-216 Beach 130th street (Block 727, Lots 28, 41 and 47), Belle Harbor, Borough of Queens, was amended by the Board December 20, 1949, as Vol. III; and

WHEREAS, time to complete was extended December 12, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amended* the resolution adopted on December 20, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that the work has been partially completed, that all permits shall be obtained and all work completed within the requirements of Section 22-A of the zoning resolution (Alt. Applic. 526/49)."

1212-40-BZ

APPLICANT—Walter Klein, for Anne Zuppori, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in business and residence use districts, the parking and storage of motor vehicles for a term of two years on vacant portion of premises.

PREMISES AFFECTED—1061-1065 Montgomery street, north side, 5 ft. 3¼ in. west of East New York avenue and 46-48 Ford street (Block 1420, lots 58 and 51), Borough of Brooklyn.

APPEARANCES—

For Applicant: Walter Klein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1212-40-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a business use district and partly in a residence use district, the vacant portion of the premises to be occupied for the parking and storage of more than five motor vehicles for a term of two years, affecting premises 1061-1065 Montgomery street, north side, 5 ft. 3¼ in. west of East New York avenue and 46-48 Ford street (Block 1420, Lots 58 and 51), Borough of Brooklyn, was granted by the Board April 1, 1941, on certain conditions; and

WHEREAS, the term of variance was extended October 19, 1943, October 30, 1945, October 7, 1947, and November 1, 1949; and

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WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 1, 1941, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under section 7, subdivision h for a term of two (2) years from the date of this *amended* resolution, to permit. . . .

"that other than as herein *amended*, the resolution adopted on April 1, 1941, as *amended* by resolutions adopted through November 1, 1949, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (Bldg. Notice 1544/40)."

1082-41-BZ—Vol. II

APPLICANT—Levy and Nevins, for Exner Realty Corp., owner (Exner Sand and Gravel Corp., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, to permit in a residence and unrestricted use district, the parking and storage of motor vehicles and the reconstruction of a building to be used as an office, for a term of years.

PREMISES AFFECTED—441 East 109th street, northwest corner of Franklin D. Roosevelt drive (East River drive) (Block 1703, Lot 22 and part of Lot 18), Borough of Manhattan.

APPEARANCES—

For Applicant: Saul S. Nevins and A. Kleinberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1082-41-BZ—Vol. II)

WHEREAS, this application under section 7h of the zoning resolution, to permit in residence and unrestricted use districts, the parking and storage of motor vehicles and the reconstruction of a building to be used as an office, for a term of years, affecting premises 441 East 109th street, northwest corner of Franklin D. Roosevelt (East River) drive (Block 1703, Lot 22 and part of lot 18), Borough of Manhattan was granted by the Board, as Vol II, October 23, 1951, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 23, 1951, only in the following respects:

"that in the event the owners desire to occupy the entire area of the plot now unbuilt upon and to store any trucks of their own on the west portion of the plot, the fence heretofore required to be constructed on the line 133 ft. back from Franklin D. Roosevelt drive service road way be omitted and the entire space therefrom to the wall of the existing building on the westerly portion of the lot may be permitted for such parking use; that any trucks parked on the property shall be parked solely within the portion of the plot within the unrestricted use district; that the requirement that the fence shall be erected on a masonry foundation may be omitted, provided the fence is of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height (Alt 671-51)."

1101-41-BZ—Vols. I and II

APPLICANT—A. L. Andujar, for the The Texas Co.; owner.

SUBJECT—Application for consideration—reopening as to Vols. I and II—for extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7c, 7i and 7h of the zoning resolution, to permit partly in a business use and partly in an unrestricted use district, the additional uses of a motor vehicle repair shop for minor repairs with hand tools only, and the parking and storage of motor vehicles on the unbuilt-upon portion of the lot in addition to motor vehicles being parked for service (previously granted by the Board for reconstruction of existing gasoline service station).

PREMISES AFFECTED—451-457 Flushing avenue and 713-721 Bedford avenue, northeast corner (Block 2263, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1101-41-BZ—Vols. I and II)

WHEREAS, this application under section 7c of the zoning resolution, permitting partly in a business use and partly in an unrestricted use district the reconstruction of an existing gasoline service station, affecting premises 451-457 Flushing avenue, and 713-721 Bedford avenue, northeast corner (Block 2263, Lot 1), Borough of Brooklyn, was granted by the Board, as Vol. I, July 21, 1942, on certain conditions; and

WHEREAS, the resolution was amended September 19, 1950; and

WHEREAS, under sections 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the rearrangement of existing gasoline service station and the addition of a motor vehicle repair shop and the parking and storage of motor vehicles on the unbuilt upon portion of lot, in addition to motor vehicles being parked and waiting for service, the resolution was amended as Vol. II, November 21, 1950; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended September 13, 1949; and

WHEREAS, the applicant requested further extension of time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1942, as *amended* by resolutions adopted through September 19, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that the work has been substantially completed, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution (N.B. 2422-41)."

145-47-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for G. L. G. Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, to permit in a residence use district, the

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change in occupancy from wagon storage and stable to store in cellar, garage for more than five motor vehicles on first floor, upper floors to remain vacant, for a term of ten years (previously denied under sections 7e and 21 for garage for more than five motor vehicles and factory).

PREMISES AFFECTED—19 Cornelia street, north side, 216 ft. 7½ in. west of West 4th street (Block 590, Lot 40), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Capano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (145-47-BZ—Vol. II)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from wagon storage and stable, to storage in cellar, garage for more than five (5) motor vehicles on the first floor, upper floors to remain vacant for a term of ten years (previously denied as Vol. I, under sections 7e and 21 of the zone resolution for a garage for more than five motor vehicles and factory), affecting premises 19 Cornelia street, north side, 216 ft. 7½ in. west of West 4th street (Block 590, Lot 40), Borough of Manhattan was granted by the Board March 21, 1950, as Vol. II, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 21, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of statement by the applicant that all work has been completed and an application filed for a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within three (3) months from the date of this amended resolution (Alt. App. 1529/49)."

293-48-BZ—Vol. III

APPLICANT—Hazeltine Electronics Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7c, 7e, and 7h of the zoning resolution, to permit in a residence use district, the erection of more than one building on a lot, and to permit the erection of an additional building to be used as offices, and to permit the accessory parking of motor vehicles.

PREMISES AFFECTED—60-15 to 60-31 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Carl DiMartino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (293-48-BZ—Vol. III)

WHEREAS, this application under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district,

the erection of an additional business building for a period of fifteen (15) years, with an increase in accessory parking for a period of fifteen (15) years premises 60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens was granted by the Board May 25, 1948, as Vol. I, on certain conditions; and

WHEREAS, the resolution was amended March 22, 1949, as Vol. II; and

WHEREAS, under section 7c, 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of more than one building on a lot, the erection of an additional building to be used as offices, and the increase of accessory parking of motor vehicles affecting premises 60-15 to 60-31 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens, the resolution was further amended as Vol. III, February 27, 1951; and

WHEREAS, the applicant requested an extension of time to complete.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 27, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of statement by the applicant that the work has been completed and additional time is required to obtain a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this amended resolution (N.B. 8950/50)."

384-48-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner, Cities Service Oil Company, lessee.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of existing gasoline service station to include lubritorium, car washing, retail sales and motor vehicle repair shop.

PREMISES AFFECTED—808-812 Bedford avenue, northwest corner of Park avenue (Block 1887, Lot 80) Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (384-48-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction of an existing gasoline service station to include lubritorium, car washing, motor vehicle repair shop and retail sales, affecting premises 808-812 Bedford avenue northwest corner of Park avenue (Block 1886, Lot 80) Borough of Brooklyn was granted by the Board November 23, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended November 22, 1949 and December 5, 1950 and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 23, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

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"that in view of statement by the applicant that all permits have been obtained and the work has been substantially completed and additional time is required to obtain a certificate of occupancy, that additional time to secure same shall be extended to six (6) months from the date of this *amended* resolution (N.B. App. 192/48)."

706-48-BZ

APPLICANT—George H. Colin, for Cities Service Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station, to include retail sales, lubrication, motor vehicle repair shop, auto laundry and office.

PREMISES AFFECTED—153-17 Northern boulevard, northwest corner of 154th Street (Block 5264, Lot 29), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (706-48-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension to an existing gasoline service station to include retail sales, lubrication, motor vehicles repair shop, auto laundry and office, affecting premises 153-17 Northern boulevard, northwest corner of 154th street (Block 5264, Lot 29), Flushing, Borough of Queens was granted by the Board February 1, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended January 24, 1950 and November 14, 1950; and

WHEREAS, the resolution was amended July 25, 1950 and November 14, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 1, 1949, as thereafter *amended* by resolutions adopted through November 14, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that the work has been substantially completed, that all permits required and a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (N.B. 6543-47)."

202-49-BZ

APPLICANT—Nelson Page, for Turtle Bay Music School, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition under section 21 of the zoning resolution, to permit in a residence use, B area and class 1½ height district, the extension in height of existing rear portion of building in excess of that permitted.

PREMISES AFFECTED—244 East 52nd street, south side, 100 ft. west of 2nd avenue (Block 1325, Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: E. V. Franklin and Walter Eberhart.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (202-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use, B area and Class 1½ height district, the extension in height of existing rear portion of building in excess of that permitted, affecting premises 244 East 52nd street, south side, 100 ft. west of 2nd avenue (Block 1325, Lot 32) Borough of Manhattan was granted by the Board June 7, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. 2487-47)."

849-49-BZ

APPLICANT—William I. Hohausser, for Richard M. Lederer and Marguerite K. Lederer, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, to permit in a restricted retail use district, the change in occupancy from club to motion picture theatre, stores, offices and showrooms.

PREMISES AFFECTED—110 West 57th street, south side, 175 ft. west of 6th avenue (Block 1009, Lot 40), Borough of Manhattan.

APPEARANCES—

For Applicant: William I. Hohausser and Leo E. Ann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (849-49-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a restricted retail use district, the change in occupancy from a club to a motion picture theatre, stores, offices and showrooms, affecting premises 110 West 57th street, south side, 175 ft. west of Avenue of the Americas (Block 1009, Lot 40), Borough of Manhattan was granted by the Board March 28, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 28, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that the work has been completed and an application filed for a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within

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three (3) months from the date of this amended resolution (Alt. App. 1308/49.)"

867-49-BZ

APPLICANT—Paul Friedman, for Martha M. Gove, owner (Frank H. Link, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories, for a term of fifteen years.

PREMISES AFFECTED—220-11 to 220-19 Northern boulevard and 43-32 to 43-40 220th place, northwest corner (Block 6323, Lot 22), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee..... 3

Negative: Chairman Murdock..... 1

THE RESOLUTION (867-49-BZ)

WHEREAS, this application under Section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories, for a term of fifteen (15) years, affecting premises 220-11 to 220-19 Northern boulevard and 43-32 to 43-40 220th place, northwest corner (Block 6323, Lot 22), Bayside, Borough of Queens was granted by the Board April 18, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 18, 1950, by adding thereto:

"that in view of the statement by the applicant that the construction was delayed by a court procedure, that the permits have been obtained and the foundation work completed, that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning resolution; and that the number of gasoline storage tanks may be increased from four 550 gallon tanks to eight (8) such tanks, as passed upon by the borough superintendent under Misc. Applic. 536/51 and dis-

approved November 20, 1951, and as shown on revised plan marked "Received November 23, 1951 (1 sheet) on condition that in all other respects the resolution as adopted by the Board on April 18, 1950, shall be complied with."

150-50-BZ

APPLICANT—Henry Nordheim, for Wiljay Realty Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7a and 7c of the zoning resolution, to permit in a retail use district the reconstruction and extension to accessory building of existing gasoline service station.

PREMISES AFFECTED—1413 Williamsbridge road and 2733 East Tremont avenue, northwest corner (Block 4076, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative

THE RESOLUTION (150-50-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a retail use district the reconstruction and extension to an accessory building of an existing gasoline service station, affecting premises 1413 Williamsbridge road and 2733 East Tremont avenue, northwest corner (Block 4076, Lot 1), Borough of The Bronx was granted by the Board November 21, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 21, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of statement by the applicant that the work has been partially completed, that all work shall be completed and a certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution (Alt. App. 432/49.)"

Adjourned: 5:00 P. M.

JOSEPH J. DOYLE, Chief Clerk

(The remaining minutes of the meeting Tuesday afternoon, November 27, 1951, will be printed in the Bulletin of December 11, 1951.)

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DIRECTORY

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ules Relating to Smoking in Factories.

COURT DECISIONS

MATTER OF S. S. KRESGE COMPANY, ET AL vs. CITY
OF NEW YORK.

This was an action for judgment, declaring unconstitutional and
void a map change, widening by nine feet, adopted by the Board of
Estimate upon recommendation of the City Planning Commission,
164th Street between 89th Avenue and Jamaica Avenue, under Sec-
tion 35 of the General City Law.

The Court stated in part:

"....."

"Kresge applied to the department of Housing and Buildings in
the borough of Queens for a permit to erect a building on 164th
Street as it was before the mapped change, and that, as the pro-
posed building was partially located in the bed of the mapped
street, the application was denied on the ground that it was con-
trary to section 35 of the General City Law. It is further asserted
that, as the city has not acquired title to the nine-foot strip, the
resolution and map change unlawfully deprives plaintiffs of their
right, title and interest to the property and the use thereof, and
that Kresge in particular is damaged because of its inability to
construct its proposed building on the nine-foot strip, causing a
total loss of 7,200 square feet of space in the three-story and
basement building it had planned to erect."

"As an affirmative defence, the answer sets up that, although
the permit was refused, plaintiffs have failed to apply for relief as
provided in section 35 of the General City Law, to the board of
Standards and Appeals—a board having power to make variances
and exceptions."

"The question thus presented involves the construction of sec-
tion 35 of the General City Law. That section, so far as material,
provides that, for the purpose of preserving the integrity of the
official map or plan adopted by the board of estimate, no permit
shall be issued for any building in the bed of any street or high-
way shown or laid out on such map or plan, provided, however,
that if the land within such mapped street or highway 'is not
yielding a fair return on its value to the owner,' the Board of
Standards and Appeals shall have power to grant a permit for a
building in such street or highway, 'which will as little as prac-
ticable increase the cost of opening such street or highway, or
tend to cause a change of such official map or plan, and such
board may impose reasonable requirements as a condition of
granting such permit, which requirements shall inure to the bene-
fit of the city.' It is further provided that 'Any such decision shall
be subject to review by certiorari order issued out of a court of
record in the same manner and pursuant to the same provisions
as in appeals from the decisions of such board upon zoning regu-
lations.' (Cf. Adm. Code of City of New York, 668e-1.0)."

"The contention that section 35 is unconstitutional and void is
based upon the assumption that the statute limits the right of
appeal there-under to owners of property whose land within the
mapped street is not yielding a fair return on its value. It is
argued that, inasmuch as the property yields a fair return to
Howe and Trunk as owners, by reason of its long-term rental
to Kresge, and that, inasmuch as Kresge is a lessee and not the
owner of the property, the statute fails to afford them any remedy
or relief and, therefore, deprives them of their property and use
thereof without just compensation."

"It is fair to assume, under the circumstances, that it was the
intention of the Legislature to afford the remedy or relief pro-
vided in section 35, not only to persons who actually own the
property involved, but also to those who have a substantial in-
terest in it and will sustain loss or damage if the property is taken
without just compensation." Indeed, such a construction is con-
sistent with the definitions of "owner" and "real property" in the
consolidated condemnation procedure of the City of New York
(sec Administrative Code of the City of New York, Sec. B15-1.0;
Matter of City of New York (Upper N. Y. Bay), 219 App. Div.
387, 392, 393)."

"Certainly, Kresge, who holds leases on the property which do
not expire until 1986, and who has authority to demolish the
existing buildings and erect new buildings thereon, comes within
the reason and spirit of the statute, although not within the strict
letter. In a real sense, Kresge, if not the owner, stands in the
shoes of, and is entitled to the same rights and privileges as the
owner."

(Continued on page 1521)

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791-51-BZ—H.B.Q.—105-55 Horace Harding boulevard, northwest corner of 108th street (Block 1964, Lot 23), Corona, Borough of Queens, N.B. 5734-51.

792-51-A—H.B.Q.—105-55 Horace Harding boulevard, northwest corner of 108th street (Block 1964, Lot 23), Corona, Borough of Queens (under section 35 of the General City Law re bed of mapped street—Horace Harding boulevard), N.B. 5734-51.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 3 No. 25A.

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DECEMBER 11, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 11, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

39-38-BZ—Vol. II—Reopened April 24, 1951 as Volume II—Application, March 28, 1951, under sections 7e, 7f, 21 of the zoning resolution of Herman Kron, applicant, for Isaac T. Flatto, owner, to permit in a business use district portion of a lot located in a residence and business use district, the erection and maintenance of a garage (C area) for more than five motor vehicles using more than the area permitted and with roof parking; premises 714 Cypress avenue and 1682 Palmetto street, southeast corner (Block 3449, part of Lot 6), Ridgewood, Borough of Queens.

03-51-BZ—Application, March 26, 1951, under section 1 of the zoning resolution, of Burke, Morrison and Green, applicants, for Monde Realty Corp., owner, to permit in a residence use, D1 area district, the erection and maintenance of seventeen one family dwellings without the required side yards at both ends of each group, and nearer to the street line than is permitted; premises 5-40 to 65-58 Alderton street, southwest of Elwell crescent and northwest corner of 66th avenue and 86-01 to 86-15 66th avenue (Block 3135, Lots 1, 89 to 96 inclusive and 6 to 12 inclusive), Forest Hills, Borough of Queens.

43-51-BZ—Application, August 3, 1951, under section 1 of the zoning resolution, of Henry George Greene, applicant, for Gehring Realty Corp., and Ravenast, Inc., owners, to permit in the residence use district portion of a lot located in a residence and retail use district, the extension of existing parking and storage of motor vehicles for a term of years; premises 183-02 to 183-20 Hillside avenue and 88-02 to 88-18 184th street, southwest corner and 88-01 to 88-15 183rd street (Block 9930, Lots 22, 26, 27, 31 and 39), Jamaica, Borough of Queens.

4-51-BZ—Application, August 17, 1951, under section 1 of the zoning resolution, of J. G. L. Molloy, applicant, for C. L. R. Realty Co., Inc., owner, to permit in a residence and business use district, the parking and storage of motor vehicles for a term of years; premises 1-06 Queens boulevard, south side, 37.14 ft. east of 1st road and 100-26 to 100-36 67th road (Block 3171, Lots 19, 21 and 23), Forest Hills, Borough of Queens.

51-21-BZ—Reopened June 5, 1951 as Volume II—Application, May 21, 1951, under sections 7c, 7e and 7f of the zoning resolution of Anthony T. Nappi, for Mary Nappi, owner, to permit in a residence and business use district, the additional use of a gasoline service station, to washing, lubrication, sale of auto accessories and ice; and the parking of motor vehicles waiting to be serviced—to existing garage for more than five motor vehicles and motor vehicle repair shop; premises 1820-32 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

7-51-BZ—Application, September 13, 1951, under sections 7e, 7f, 7h and 7i, of the zoning resolution of Paul Edman, for Benson Chevrolet, Inc., owner (General Outdoor Advertising Co., lessee), to permit in a business district, the erection and maintenance of a building to be used as a motor vehicle repair shop incident to authorized automobile dealer's use, including a non-storage garage for more than five, but not more than seventy motor vehicles; an automobile showroom for authorized automobile dealer; storage sale and display of more than five, but not more than twenty-five used motor vehicles; the parking of more than five but less than thirty motor vehicles for patrons and employees only, office, confer-

ence room and storage of bulk auto parts; with a roof sign not in conformity with Zoning Resolution; premises 1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (Block 6341, Lot 30), Borough of Brooklyn.

628-51-A—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (mezzanine); (Block 6341, Lot 30), Borough of Brooklyn.

559-47-BZ—Reopened April 10, 1951 as Volume II—Application, March 12, 1951, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober on behalf of Abe Messinger, owner (Ace Automobile Sales Co., lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office; premises 1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn.

166-20-BZ—Reopened May 22, 1951 as Vol. II—Application April 7, 1951, under sections 7c, 7e and 7i of the zoning resolution of George L. Bosquet, applicant on behalf of George F. Rohe, owner (Bay Motors, lessee), to permit in a residence and business use district, the addition of showroom and motor vehicle repair shop to existing non-storage garage for more than five motor vehicles and gasoline service station; premises 209-30 Northern boulevard, south side, 200 ft. east of Oceania street (Block 7309, Lots 13 and 47), Bayside, Borough of Queens.

100-48-BZ—Vol. II—Reopened July 10, 1951 as Volume II—Application, September 11, 1950, under sections 7c and 7i, of the zoning resolution of Henry Nordheim, applicant, for John H. Bush, owner, to permit in a business use district the conversion of a building on plot into a motor vehicle repair shop; premises 1933-1959 Webster avenue, 1876-1892 Valentine avenue and 350-360 East 178th street, south side, from Valentine to Webster avenues (Block 2815, Lot 1), Borough of The Bronx.

319-51-BZ—Application, April 17, 1951, under section 21 of the zoning resolution of Charles Abrahams, applicant, for Max Engel and Louis Pelzig, owners, to permit in an unrestricted use, C area district, the extension of existing building using more than the area permitted; premises 188-204 Dupont street, south side, 100 ft. east of Oakland street (Block 2497, Lots 10, 11, 12, 13 and 14), Borough of Brooklyn

348-51-BZ—Application, May 2, 1951, under sections 7c and 7i of the zoning resolution of Oswald Fischer, applicant, for Carlo Castoro and Frank Macchia, owners, to permit in a business use district the reconstruction and extension of existing gasoline service station, lubritorium, motor vehicle repairs and sale and storage of accessories, with a curb cut more than the permitted distance from intersection; premises 88-20 to 88-24 Astoria boulevard, southwest corner of 89th street (Block 1362, Lots 1 and 10), Jackson Heights, Borough of Queens.

413-51-BZ—Application, June 12, 1951, under section 7h of the zoning resolution of Joseph Lau, applicant, for M. Brand and Sons, Inc., owner, to permit on the unbuilt upon portion of a plot located in a residence use district the parking and storage of motor vehicles, for a term of five years; premises 411-417 East 48th Street, north side, 135 ft. east of 1st avenue and 410-412 East 49th street (Block 1360, Lot 8), Borough of Manhattan.

272-49-BZ—Reopened October 30, 1951—for consideration as to extension of term of variance—re Application of Joseph B. Klein, applicant, on behalf of Celestino Boggia Ricotto, owner, under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than five motor vehicles; prem-

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ises 5-7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49 and 51), Borough of Manhattan.

436-37-BZ—Reopened July 17, 1951 as Volume II—Application, June 21, 1951, under sections 7f and 7h of the zoning resolution of Henry George Greene, for Amp Auto Service, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing lubritorium, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot; premises 239-255 East 3rd street, north side, 90 ft. west of Avenue C, 292-298 East 4th street, south side, 90 ft. west of Avenue C (Block 386, Lots 32 and 33), Borough of Manhattan.

296-32-BZ—Reopened July 17, 1951 as Volume IV—Application, November 15, 1950, under sections 7e, 7f and 7A of the zoning resolution of Paul Friedman, for Kings Bay Realty Corporation, owner (Irving Saltz and Edmund Papano, lessees); (conditional vendee; Regal Properties, Inc.), to permit in the business use district portion of a plot partly in a residence use district, and partly in a business use district, for a term of ten years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sale of accessories with curb cuts and sign more than the permitted distance from the intersection; premises 115-123 Kings Highway, and 1626-1640 Stillwell avenue, northwest corner (Block 6253, Lot 21), Borough of Brooklyn.

684-28-BZ—Reopened May 22, 1951 as Volume III—Application, April 25, 1951, under sections 7c, 7i of the zoning resolution of Hal. I Mirowitz, for Sophie Nemser, owner, to permit in a business use district, the extension of existing accessory building and the addition of motor vehicle repairs to existing gasoline service station, lubritorium, tire room with parking and storage of more than five motor vehicles on unoccupied portion of lot; premises 740-744 5th avenue and 322-332 24th street, southwest corner (Block 652, Lot 39), Borough of Brooklyn.

276-49-BZ—Reopened November 7, 1951 as Volume II—Application, October 10, 1951, under section 7h of the zoning resolution of Lama, Proskauer and Prober, for Louis F. X. Santangelo, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of five years; premises 38-42 Henry street, south side, 339 ft. west of Market street (Block 277, Lots 37 and 38), Borough of Manhattan.

250-51-BZ—Application, April 9, 1951, under section 7e of the zoning resolution of A. H. Salkowitz, for Otto and Erna May, owners, to permit in a residence and local retail use district, a used car lot in the local retail use district portion of lot; premises 155-05 Northern boulevard, northeast corner of 155th street (Block 5271, Lot 7), Flushing, Borough of Queens.

375-51-BZ—Application, May 29, 1951, under section 7e of the zoning resolution of M. Martin Elkind, for Almoros Realty Corp., owner (Almoros Realty Corp., lessee), to permit in a residence use district, the change in occupancy of an apartment in a class A (multiple dwelling) from residence use to telephone interception service; premises 42-54 Judge street and 85-01 Elmhurst avenue, southwest corner (Block 1518, Lot 44), Elmhurst, Borough of Queens.

616-51-BZ—Application, September 5, 1951, under section 7h of the zoning resolution of Herman Kron, for 849-1st Avenue Corporation, owner (Morris Robbing, lessee), to permit in a restricted retail use district, the parking and storage of more than five motor vehicles for a term of years; premises 849-851 1st avenue, west side, 550.3 ft. north of East 47th street (Block 1340, Lots 25, 27 inclusive), Borough of Manhattan.

653-51-BZ—Application, October 8, 1951, under section 7h of the zoning resolution of Joseph Schafren, for Northcrest Gardens Corp., owner (Parion Theatre Corp., lessee), to permit in the residence use portion of a plot located in a residence and business use district, the parking and storage of motor vehicles; premises 153-25 79th avenue, north side, 100.27 ft. west of Parsons boulevard (Block 6815, Lot 23 and part of Lot 20), Flushing, Borough of Queens.

683-51-BZ—Application, October 16, 1951, under section 7h of the zoning resolution of Paul Friedman, for Board of Transportation (John Scala and Patrick Scala, doing business as Scala Contracting Co., lessee), to permit in a residence and business use district, an automobile laundry conducted as the principal business of the establishment, and to permit the parking and storage of motor vehicles for a term of years; premises 291-359 10th street, northeast corner of 4th avenue (Block 1010, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

DECEMBER 11, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, December 11, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

203-48-SM—Pennsylvania Range Boiler Company 27 Gallon Fuel Oil Storage Tank; (reopened October 23, 1951 re amendment of resolution as to change in dimension of 275 gallon fuel oil tank).

669-51-SM—50" Dynel Print, Model 71470.

79-51-SM—QRS De Luxe Fabric Flame Retardent Interior.

548-51-SM—Hauserman Movable Partitions Model CC4 (sub-dividing partition).

362-51-SA—Paracoil Fuel Oil Preheater Type GF (Gas Fired Indirect).

668-51-SM—50" Swirl Dynel Damask—Model 16478.

385-48-SM—Vol. III—USF One and One-Half Hour Hollow Metal Door (1 $\frac{3}{8}$ " thick); (reopened July 10, 1951 re amendment of resolution as to include Rockwool in the insulation in the approved 1 $\frac{3}{8}$ " doors).

819-50-SA—Bryant Gas-Fired Winter Air Conditioner—Model 324.

862-50-SA—UsAirco Gas Fired Unit Heaters, Models 20270, 20100, 20135, 23055, 23090, 23120, 23160, 23200, 23180, 23240 and 20200.

244-51-SA—Sil-Ex Washers, Model A, (Dry cleaning).

613-41-SM—Vol. II—Quaker Diapene A (Flameproofing Compound).

931-50-A—215-04, 215-06, 215-10 and 215-12 69th avenue; 69-05, 69-07, 69-09 to 69-17, 69-19 to 69-27 215th street; 69-04, 69-06, 69-08 to 69-16, 69-18 to 69-26 Be boulevard (Block 7638, Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06, 69-30 to 69-36 215th street; 214-1 and 214-14 69th avenue; 213-05 to 213-29, 214-03, 214-0 214-09, 214-11 73rd avenue (Block 7636, Lot 7); 210-0 to 210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to 213-30, 214-06, 214-08 69th avenue; 210-05 to 210-2 211-01 to 211-21, 212-01 to 212-21 73rd avenue; 69-0 69-07, 69-15 to 69-53 210th street; 69-04, 69-06, 69-10 69-44, 69-48, 69-50 213th street (Block 7633, Lot 1), Bay side, Borough of Queens.

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641-51-A—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue (Block 1220, Lot 63), Borough of Brooklyn.

159-51-A—32-09 Douglaston parkway (also known as 600 West drive), northeast corner of Manor road (Block 8031, Lot 1), Douglaston, Borough of Queens.

631-51-A—162-164 West 48th street, south side, 140 ft. east of 7th avenue (2nd, 3rd and 4th floors); (Block 1000, Lots 58 and 158), Borough of Manhattan.

774-50-A—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx.

775-50-A—799 Tinton avenue, west side, 100 ft. south of East 158th street (1st floor of rear building); (Block 2655, Lot 59), Borough of The Bronx.

723-51-A—5050 Iselin avenue, southeast corner of Delafield avenue (Block 3415-T, Lot 1), Borough of The Bronx.

691-51-A—165-25 147th avenue, northwest corner of 167th street (Block 13296, Lot 14), South Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 18, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 18, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

787-50-BZ—Application, October 16, 1950, under section 7c of the zoning resolution of Simeon Heller, for Anna Di Agostino, owner (Jerry and Leonardo, Inc., lessee), to permit in a business use district, the extension of (in use and area), an existing gasoline service station and motor vehicle repair shop (previously granted by the Board for a term of years—expires June 28, 1951), to be used as a gasoline service station, office, salesroom, motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona, Borough of Queens.

82-51-BZ—Application January 31, 1951, under sections 7e and 7h of the zoning resolution of Henry Hurwit, applicant on behalf of 1600 Adams Street Corp., owner, to permit in the residence use portion of a lot, the continuance of existing frame building as a motor vehicle repair shop and the parking and storage of motor vehicles with a driveway and curb cut (site partially in a business use and partially in a residence use district); premises 1601-1609 Van Buren street, south side, 340 ft. west of Van Nest avenue (Block 4018, Lot 20) and 1608 Adams street, north side, 80 ft. west of East Tremont avenue (Block 4018, Lots 20 and 43), Borough of The Bronx.

83-51-A—1601-1609 Van Buren street, south side, 340 ft. east of Van Nest avenue (Block 4018, Lot 20), Borough of The Bronx.

251-51-BZ—Application April 10, 1951, under section 7h of the zoning resolution of Max Horn, applicant on behalf of Mathilde A. Brauer, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 120-09 New York boulevard, east side, 40 ft. south of 120th avenue (Block 12378, Lot 26), Jamaica, Borough of Queens.

252-51-BZ—Application April 10, 1951, under section 7h of the zoning resolution, of Max Horn, applicant on be-

half of Sophie Hausser, owner, to permit in a residence use district, the parking and storage of motor vehicles, for a term of years; premises 120-48 166th street, west side, 274.43 ft. north of Baisley boulevard (Block 12381, Lot 72), Jamaica, Borough of Queens.

838-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubritorium and accessory sales; premises 3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

415-50-BZ—Application, June 14, 1950, under section 7h of the zoning resolution, of Joseph A. Doyle, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

458-38-BZ—Reopened January 9, 1951 as Volume II—Application, December 12, 1950, under sections 7e, 7h and 21, of the zoning resolution of Henry Nordheim, applicant, for Frank Memola, owner, to permit in a residence use district, the addition of parking and storage of motor vehicles to existing car washing and greasing (lubritorium); premises 1800 Cross Bronx expressway and 1376 Beach avenue, southeast corner (Block 3881, Lot 11), Borough of The Bronx.

438-39-BZ—Reopened July 17, 1951 as Volume III—Application, June 27, 1951, under sections 7c and 7f, of the zoning resolution of Lama, Proskauer and Prober, applicants, for Fannie Wolf, owner, to permit in a business use district, the extension in use and area of existing gasoline service station, lubritorium, auto laundry and store, to include motor vehicle repair shop; premises 4312-4318 Church avenue, south side, 40 ft. 8 in. west of Troy avenue (Block 4897, Lots 7 and 10), Borough of Brooklyn.

822-45-BZ—Reopened September 27, 1949 as Volume II—Application, August 15, 1947, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, for Max Blatman, owner, to permit in a business use district, the change in occupancy from public market to laundry (curtain cleaning business); (previously denied by the Board); premises 1573-1575 McDonald avenue, east side, 140 ft. north of Avenue N (Block 6564, Lot 58), Borough of Brooklyn.

486-51-A—1573-1575 McDonald avenue, east side, 140 ft. north of Avenue N (2nd floor); (Block 6564, Lot 58), Borough of Brooklyn.

229-49-BZ—Reopened September 11, 1951 as Volume II—Application, July 2, 1951, under 7h of the zoning resolution, of Joseph B. Klein, applicant, for Peter I. Feinberg, owner, (Milton Zellermyer, lessee), to permit in the residence use district portion of plot, the parking of motor vehicles for a term of years, for patrons and employees—no fee to be charged; premises 1677 Bruckner boulevard, northwest corner of Fteley avenue (Block 3721, Lots 1 and 8), Borough of The Bronx.

367-51-BZ—Application, May 9, 1951, under sections 7f and 7i of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, for Flood Oldsmobile Co., Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used as an automobile show-room, sales-room, motor vehicle repairs, auto-painting, welding, body repairs, parts storage and office; and to permit a gasoline service station, and the sale and display of used cars on open portion

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of lot (for franchised Oldsmobile dealer); premises 14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (Block 3659, Lot 1), Borough of Brooklyn.

368-51-A—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (2nd floor); (Block 3659, Lot 1), Borough of Brooklyn.

609-51-BZ—Application, September 12, 1951, under sections 21 and 7e of the zoning resolution, of Forst and Forst, applicants, for Artmar Realty Corp., owner (82-73 Res, Inc., lessee), to permit in the local retail use district portion of lot located in a residence and local retail use district, a cabaret; premises 82-73 Parsons boulevard and 158-02 to 158-10 82nd drive, southeast corner (Block 6859, Lot 14), Jamaica, Borough of Queens.

817-50-BZ—Reopened November 27, 1951 as Vol. II for consideration as to rehearing re change of zoning effective May 15, 1951 re—Application of William A. Lacerenza, applicant, for Napach Realty Corporation, owner, under section 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of stores with show windows and entrances beyond the permitted distance from the intersection; premises 352-360 Avenue S and 2083-2091 McDonald avenue, southeast corner (Block 7104, Lots 112 and 114), Borough of Brooklyn.

249-47-BZ—Reopened November 20, 1951, for consideration as to extension of term of variance—re Application of Jacob J. Gloster, applicant, for Dominick Lamacchia, owner, under section 7e of the zoning resolution, to permit in a business use district, for a term of years, change in occupancy from storage and office, to office, storage, and baling of waste paper; premises 596 Water street and 80 Montgomery street, northwest corner (Block 245, Lot 47), Borough of Manhattan.

83-17-BZ—Reopened October 23, 1951 as Volume II—Application, October 4, 1951, under sections 7e and 21 of the zoning resolution of Imre Chairman, applicant, for Samuel Begon, owner (Isador Ferleger, lessee), to permit in a residence and business use district, the rearrangement of stores, and the change in occupancy of one of the stores to a launderette; premises 581 Howard avenue, east side, 100 ft. 5 in. south of Pitkin avenue (Block 3512, Lot 36), Borough of Brooklyn.

1187-24-BZ—Reopened October 9, 1951 as Volume II—Application, August 28, 1951, under sections 7c and 7d of the zoning resolution of New York Telephone Company, owner, to permit in a residence use district, the extension of existing central telephone exchange building; premises 87-28 109th street, west side, 264.67 ft. south of Jamaica avenue and 87-29 108th street (Block 9298, Lots 91, 1, 55 and 56), Richmond Hill, Borough of Queens.

201-27-BZ—Reopened July 10, 1951 as Volume III—Application, June 13, 1951, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, for L. and R. Realty Co., Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles waiting to be serviced; with a show window and entrance (curb cut) more than the permitted distance from the intersection; premises 333-339 Reid avenue and 134-140 Chauncey street, southeast corner (Block 1692, Lot 6), Borough of Brooklyn.

483-29-BZ—Reopened January 30, 1951 as Volume II—Application, January 2, 1951, under sections 7c, 7i and

7h of the zoning resolution of Lama, Proskauer and Prober, applicants, for Socony-Vacuum Oil Co., Inc., owner, to permit in a business use district, the addition of motor vehicle repairs and the parking and storage of more than five motor vehicles to existing gasoline service station, lubritorium, and auto laundry; and to permit the proposed increase and change of curb cuts, enclosure of pits and the installation of a pedestal sign, and to permit the omission of masonry piers and link chains; premises 2090 Bronxdale avenue and southwest corner of Brady avenue and White Plains road (Block 4283, Lot 1), Borough of The Bronx.

868-49-BZ—Reopened October 23, 1951 as Volume II—Application, September 13, 1951, under sections 7c and 7h of the zoning resolution, of Paul Friedman, applicant, for Max Geffner, owner (Max Geffner doing business as Geffner Motors, lessee), to permit in the residence use district portion of a plot located in a residence and retail district, the parking of motor vehicles for patrons and employees (no fee to be charged), accessory to existing adjoining showroom for sale and display of motor vehicles, accessories and parts by authorized dealer, motor vehicle repair shop and gasoline service station (previously granted by the Board—expires April 11, 1965) with an opening in south wall of existing building for ingress and egress; premises 224-02 to 224-06 Merrick boulevard and 134-01 to 134-17 224th street; southeast corner (Block 13105, Lots 33 and 41), Laurelton, Borough of Queens.

384-51-BZ—Application, June 4, 1951, under section 21 of the zoning resolution, of Warren A. Sambach, applicant, for Reliance Federal Savings and Loan Association of Queens Village, owner, to permit in a manufacturing use, C area district, the extension of existing bank building, using more than the area permitted; premises 216-20 Jamaica avenue, south side, 97.75 ft. west of 218th street (Block 10759, Lot 161), Queens Village, Borough of Queens.

389-51-BZ—Application, May 16, 1951, under section 7 of the zoning resolution of John B. Snook Sons and Victor C. Farrar, applicants, for Carnegie Hall Auto Rental Inc., owner, to permit in a business use district, the extension of garage use on West 56th street (Lot 40), presently used as a storage garage, to be extended into building located on Lot 39, presently used as a non-storage garage (three pleasure cars, balance dead storage); premises 108 to 112 West 56th street, south side, 150 ft. west of Avenue of the Americas (Block 1008, Lots 39 and 40), Borough of Manhattan.

390-51-A—108 to 112 West 56th street, south side, 150 ft. west of Avenue of the Americas (Block 1008, Lots 39 and 40), Borough of Manhattan.

684-51-BZ—Application, October 23, 1951, under section 21 of the zoning resolution, of Ingram S. Carner, applicant, for Seaford Realty Corporation, owner, to permit in an unrestricted use, C area district, the erection and maintenance of a store (super market) using more than the area permitted; premises 15-07 122nd street, east side, 50.03 ft. south of 15th avenue (Block 4084, Lot 13), College Point, Borough of Queens.

741-51-BZ—Application, November 9, 1951, under section 7h of the zoning resolution, of Millard Henlein, applicant, for S. H. Kress and Co. (Samuel Gold, lessee) to permit in a restricted retail use district, the parking and storage of more than five motor vehicles for a term of three years; premises 351-353 1st avenue, west side, 54 ft. north of East 20th street and 355-357 East 20th street, north side, 60 ft. west of 1st avenue (Block 926, Lots 32, 33, 37 and 38), Borough of Manhattan.

168-51-A—Appeal from a decision of the fire commissioner, re transportation, storage and sale of combustible mixture, known as Revlon Nail Enamel Remover in

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glass containers, in New York City (quantity in containers not in conformity with Administrative Code requirements).

557-51-A—42-16 21st street (Van Alst avenue), west side, 115 ft. south of Bridge Plaza South (South Jane street); (Block 457, Lot 162), Long Island City, Borough of Queens.

558-51-A—2575 Ewen avenue, west side, 1000 ft. south of West 230th street (Block 3402, Lots 739, 741, 742), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 18, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, December 18, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

336-51-A—982 East 55th street, west side, 55 ft. north of Avenue H (Block 7738, Lot 77), Borough of Brooklyn.

182-51-A—138-140 Center street, east side, 73.4 ft. north of White street (Block 198, Lot 1), Borough of Manhattan.

702-51-A—38 Renwick street, east side, 125 ft. south of Spring street (Block 594, Lot 71), Borough of Manhattan.

519-51-A—61-43 Borden avenue, north side, 138.19 ft. west of 64th street (attic floor); (Block 2366, Lot 51), Maspeth, Borough of Queens.

536-51-A—175 Pacific street, north side, 250 ft. east of Clinton street (Block 286, Lot 42), Borough of Brooklyn.

752-51-A—1318-1338 Greene avenue, east side, 41 ft. 5 in. south of Myrtle avenue (Block 3298, Lot 15), Borough of Brooklyn.

793-51-A—321-341 Rider avenue, northwest corner of East 140th street; 322-338 Canal place, northeast corner of East 140th street; 221-227 East 140th street, north side, from Rider avenue to Canal place (Block 2340, Lot 186), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 8, 1952, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 8, 1952, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

92-28-BZ—Reopened October 9, 1951 as Volume II—Application, August 21, 1951, under sections 7c, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, for Socony Vacuum Oil Co., Inc., owner, to permit in a retail use district, the demolition and reconstruction of existing gasoline service station (previously granted by the Board) to be used as gasoline service station, lubritorium, car washing, motor vehicle repairs and to permit an entrance more than the permitted distance from the intersection; premises 109-45 Francis Lewis boulevard and 206-01 Hollis avenue, northeast corner (Block 10913, Lot 33), Bellaire, Borough of Queens.

25-51-A—109-45 Francis Lewis boulevard and 206-01 Hollis avenue, northeast corner (Block 10913, Lot 33), Bellaire, Borough of Queens; (under section 35 of the

General City Law re bed of mapped street—proposed widening of Francis Lewis boulevard).

388-39-BZ—Reopened May 15, 1951 as Volume II—Application, April 12, 1951, under sections 7b and 7c of the zoning resolution of Jay M. Spinner, applicant, for Irving Lippman, owner, to permit in the residence use portion of a plot located in a residence, business and unrestricted use district, the extension of existing building into residence use district portion of plot; premises 1203-1217 DeKalb avenue, north side, 76 ft. 8½ in. east of Bushwick avenue (Block 3231, Lots 33 to 39), Borough of Brooklyn.

207-51-BZ—Application, March 27, 1951, under section 21 of the zoning resolution, of Julius S. Rapson, applicant, for Mrs. Gussie Hudak, owner, to permit in a residence use, F area district, the maintenance of existing porch extending into required front set-back; premises 47-10 159th street, west side, 80 ft. south of Laburnam avenue (47th avenue); (Block 5488, Lot 37), Flushing, Borough of Queens.

361-51-BZ—Application, May 16, 1951, under section 7h of the zoning resolution, of Theodore S. Nilsen, applicant, for Vito A. Candeloro, owner (Charles De George, lessee), to permit in the residence use portion of a lot located in a residence and unrestricted use district, the parking and storage of motor vehicles for a term of years; premises 434-436 East 109th street, south side, 49 ft. west of Franklin D. Roosevelt drive (Block 1702, Lots 30 and 31), Borough of Manhattan.

457-51-BZ—Application, June 28, 1951, under sections 7c and 7i of the zoning resolution of Arthur H. Haaren, applicant, for Kesbec, Inc., owner, to permit in a residence and business use district, the extension of existing building and use of existing gasoline service station, store, lubrication and the parking of more than five motor vehicles with the addition of car washing and motor vehicle repairs; with a roof sign nearer to park than permitted; premises 350-360 East 170th street, southeast corner of Teller avenue (Block 2782, Lot 101)—(formerly 101, 102, and 103), Borough of The Bronx.

506-51-BZ—Application, July 20, 1951, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, for Leo Sciarelli, owner, to permit in a residence use district, the erection and maintenance of an automobile laundry conducted as the principal business (Hi-Speed Auto Laundry); premises 8849 to 8857 17th avenue, east side, 115 ft. 4¾ in. south of Cropsey avenue (Block 6462, Lot 11), Borough of Brooklyn.

555-51-BZ—Application, August 8, 1951, under sections 7e, 7f and 7i of the zoning resolution of Lester H. Maxon, applicant, for Wavcrest Construction Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, accessory sales, lubritorium, car laundry, motor vehicle repairs and office for a term of fifteen years; premises 105 Beach 19th street, west side, 393.03 ft. south of Seagirt avenue (Block 290, Lot 25), Far Rockaway, Borough of Queens.

556-51-A—Applicant pursuant to Section 36 of the General Law to permit the erection of a building on a lot not fronting on a legally mapped street; premises 105 Beach 19th street, west side, 393.03 ft. south of Seagirt avenue (ground floor); (Block 290, Lot 25), Far Rockaway, Borough of Queens.

559-51-BZ—Application, August 9, 1951, under sections 7c and 7i of the zoning resolution, of Edward Shart, applicant, for Causeway Service Station, Inc., owner, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station; to include gasoline service station, storage and sale of auto accessories, machine shop, motor vehicle repairs,

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brake testing, wheel alignment and office; premises 133-02 Jamaica avenue and 87-01 to 87-09 133rd street, southeast corner (Block 8341, Lots 1, 3), Richmond Hill, Borough of Queens.

689-51-BZ—Application, October 25, 1951, under sections 7e and 7h of the zoning resolution, of Herman Horowitz, applicant, for Stephen Carlton Clark, owner (Jacob A. Goldstein, lessee), to permit in a residence use district, the parking and storage of motor vehicles; premises 15-25 West 72nd street, north side, 200 ft. west of Central Park West, and 10-18 West 73rd street (Block 1125, Lot 24), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 8, 1952, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, January 8, 1952, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

652-51-SA—Reliable Viscolators, Types P and PC, Models P1, P2, P3, P4, PC1, PC2, PC3 and PC4.

174-51-SA—Standard Gehnrich Indirect Gas Fired; Electric and Steam Heated Recirculating Truck Type Oven.

624-51-SA—Hudson Indirect Gas Heated Oven, Series No. 1200 (for temperature up to 300° F.)

657-50-SM—Panelyte Wallboard.

750-50-SA—Detrex Model "525" Drycleaner process.

476-50-SA—Haughton Type B-1 Elevator Car Gate Contact.

406-51-SA—Homart Gas Conversion Burner, Models 546.175, 546.175.1, 546.175.2, 546.225, 546.225.1 and 546.225.2

486-39-SM—United States Gypsum Sheetrock and Samson Wallboard; (reopened November 16, 1948 re amendment of resolution as to change of edge on face of board.

712-51-A—205 East 67th street, north side, 100 ft. east of 3rd avenue (Block 1422, Lot 5), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 15, 1952, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 15, 1952, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

471-51-BZ—Application, June 15, 1951, under sections 7c and 21 of the zoning resolution, of Herman M. Cole, applicant, for Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a retail 1 use district, the extension of existing department store with proposed relocation of fire wall and proposed fifth floor; premises 121-137 Fordham road, north side, from Creston avenue to Grand Concourse, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

472-51-A—121-137 Fordham road, north side, from Grand Concourse to Creston avenue, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

607-51-BZ—Application, September 5, 1951, under section 7e of the zoning resolution of Lama, Proskauer &

Prober, for John Pasta as *Attorney* for the Estate of Alice A. Pierce, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage of accessories, motor vehicle repairs and office, and to permit the parking of motor vehicles waiting to be serviced; premises 79-02 to 79-04 162nd street and 161-01 to 160-11 Union Turnpike, northwest corner and 161-02 to 161-12 79th avenue (Block 6842, Lots 16 and 18), Flushing, Borough of Queens.

655-51-BZ—Application, October 8, 1951, under section 7e of the zoning resolution, of James E. Casale, for The Brooklyn Improvement Co., owner, to permit in a residence use district, the change in occupancy from residence, to business use (offices) and residence; premises 8 East 65th street, south side, 175 ft. east of Fifth avenue (Block 1379, Lot 64), Borough of Manhattan.

590-29-BZ—Reopened May 1, 1951 as Volume II—Application, April 6, 1951, under sections 7f, 7i and 7e of the zoning resolution of C. Corey Mills, for Nathan Gottesman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, and the sale and service of five used cars for a term of twenty years; premises 1032-1044 Myrtle avenue, south side, 182.4 ft. east of Sumner avenue (Block 1585, Lot 14), Borough of Brooklyn.

202-51-BZ—Application, March 26, 1951, under sections 7c and 21 of the zoning resolution, of Abraham N. Horowitz, for Joseph J. Noe, owner, to permit in a residence use, E area district, the erection and maintenance of an extension to existing factory, without the required rear yard, and nearer to the street line than is permitted; premises 1952 Mayflower avenue, east side, 120 ft. south of Wilkinson avenue (Block 4232, Lots 23 and 26), Borough of The Bronx.

332-51-BZ—Application, May 8, 1951, under section 7e of the zoning resolution of Charles N. and Selig Whinston, for George J. Coker, owner, to permit in a residence use district, the change in occupancy from garage for six private cars and dwelling—to garage (for three motor vehicles), caterer's kitchen and two dwellings, for a term of twenty-five years; premises 167 East 73rd street, north side, 180 ft. east of Lexington avenue (Block 1408, Lot 27), Borough of Manhattan.

179-28-BZ—Reopened October 23, 1951 as Volume II—Application, September 28, 1951, under sections 7f, 7i and 7e of the zoning resolution of J. G. L. Molloy, for Shell Oil Co., Inc., owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station, to include lubritorium, car washing, motor vehicle repairs and office; and to permit an advertising sign on arterial highway; premises 2504-2508 Boston Post road and 751-773 Mace avenue, northeast corner, and 2501 Wallace avenue (Block 4435, Lots 4 and 5), Borough of The Bronx.

132-42-BZ—Reopened October 23, 1951 as Volume II—Application, September 12, 1951, under section 7h of the zoning resolution of Morton S. Cahn, applicant, for Evadne, Incorporated, owner, to permit in a residence use district, the parking of motor vehicles for patrons of theatre (no fee to be charged) for a term of years; premises 37-36 83rd street, west side, 240 ft. south of 37th avenue (Block 1470, Lot 24), Jackson Heights, Borough of Queens.

227-43-BZ—Reopened October 9, 1951 as Volume II—Application, August 14, 1951, under section 7e of the zoning resolution of Burke, Morrison and Green, applicants for Endmur Realty Corporation, owner, to permit in a residence use district, the change in occupancy of a garage for more than five motor vehicles to storage of caskets and casket boxes; premises 31-45 41st street,

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east side, 350 ft. south of 31st avenue (Block 679, Lot 27), Astoria, Borough of Queens.

441-51-BZ—Application, June 12, 1951, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, for Joseph Coscia, owner, to permit in a residence use, C area district, the extension of existing building using more than the area permitted, the change of occupancy from garage for more than five motor vehicles, auto repair shop, lubrication and car washing; premises 353-367 91st street, north side, 154 ft. $\frac{5}{8}$ in. west of 4th avenue (Block 6081, Lots 77, 78 and 79), Borough of Brooklyn.

510-51-BZ—Application, July 3, 1951, under section 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, for David Sokoloff, owner, to permit in a residence use, C area district, the extension to existing business building using more than the area permitted, without the required rear yard, and required loading platform; premises 196-218 Kosciusko street, south side, 125 ft. west of Tompkins avenue (Block 1785, Lots 20, 21 and 30), Borough of Brooklyn.

558-51-BZ—Application, August 9, 1951, under sections 7f, 7i, 7h and 7A of the zoning resolution, of Alfred H. Eccles, applicant, for Queensboro Investing Co., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, sale of accessories, motor vehicle repairs and office; and to permit the parking of more than five motor vehicles waiting to be serviced, with an entrance more than the permitted distance from the intersection, all for a term of fifteen years; premises 68-22 Northern boulevard and 33-02 69th street, southwest corner (Block 1186, Lot 19), Jackson Heights, Borough of Queens.

603-51-BZ—Application, August 28, 1951, under sections 7c and 7i of the zoning resolution, of Andrew Di Camillo, applicant, for John J. Zogby, owner, to permit in a business and unrestricted use district, the erection and maintenance of a motor vehicle repair shop; premises 1154-1156 Atlantic avenue, south side, 106 ft. 7 in. east of Franklin avenue (Block 1199, Lot 12), Borough of Brooklyn.

618-51-BZ—Application, September 19, 1951, under section 21 of the zoning resolution, of Jay M. Spinner, applicant, for 241 Utica Corporation, owner, to permit in a business use, C area district, the extension of existing building on first floor, using more than the area permitted; premises 241 Utica avenue, east side, 40 ft. $\frac{1}{4}$ in. south of St. Johns Place (Block 1385, Lot 10), Borough of Brooklyn.

647-51-BZ—Application, October 3, 1951, under sections 7f, 7h and 7e of the zoning resolution, of George Angelastro, owner, to permit in a business use district the addition of a gasoline and oil selling service station to existing parking and storage of motor vehicles and used car sales lot, for a term of fifteen years; premises 535-549 Remsen avenue, east side, 100 ft. east of Church avenue (Block 4687, Lots 12, 14 and 17), Borough of Brooklyn.

644-47-BZ—Reopened December 11, 1951, as Volume II for consideration as to rehearing re amendment as per revised plans re-Application of Lama, Proskauer, and Prober, applicants, for American Auto Parts Co., owner, under section 7c of the zoning resolution, permitting in a residence use district, the extension to existing gasoline service station and accessory building; and the addition of auto laundry, brake testing, office and wheel alignment to existing motor vehicle repair shop, machine shop, sales and storage of auto parts and offices; premises 112-02 to 112-20 Atlantic avenue; 94-02 to 94-10 113th street, southwest corner and 94-01 to 94-09 112th street (Block 1398, Lots 1, 3, 5 and 7), Richmond Hill, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 15, 1952, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, January 15, 1952, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

310-51-A—8 East 63rd street, south side, 175 ft. east of 5th avenue (Block 1377, Lot 65), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 22, 1952, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 22, 1952, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

7-51-BZ—Reopened December 11, 1951 as Volume II for consideration as to rehearing re extension in height re-Application of Siegel & Green, for Senator Holding Corp., owner, under sections 7h and 21 of the zoning resolution, to permit in the business use, C area district portion of a lot located in a residence and business use district, the erection and maintenance of a business building (stores) using more than the permitted area, and to permit the parking of patron's motor vehicles in residence use portion of lot; premises 6717-6735 4th avenue, northeast corner of Senator street (Block 5851, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

COURT DECISIONS

(Continued from page 1513)

"There can be no doubt that the official map or plan serves a useful purpose and does not, in and of itself, constitute a taking of property included within the mapped street. Whether there is a taking of property depends upon the circumstances and in a case such as this, upon whether the action ultimately taken by the board of Standards and Appeals may fairly be said to interfere with the use and enjoyment of the nine-foot strip within the boundaries of the mapped street. Hence, unless and until Kresge applies to the Board of Standards and Appeals for a permit to erect the building in the mapped street, as provided in section 35, and the application is denied, this court is without jurisdiction to determine whether, under the circumstances, there has been a taking of the nine-foot strip without just compensation."

Mr. Justice Benvenge at special term Supreme Court upheld the constitutionality of section 35 of the General City Law (194 Misc. 165). Decision was upheld by appellate division without opinion (275 AD Div. 1036) and leave to appeal to court of appeals was denied (276 AD Div. 834).

* * * *

Matter of Ken-Isle, Inc. vs. Board:—On July 10, 1951, the Board denied an application under Sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline selling station, lubrication, car washing, motor vehicle repairs, sale of accessories and office; Cal. No. 59-51-BZ; premises 18-01 to 18-09 Francis Lewis Boulevard, 159-02 to 159-06 18th avenue and 18-01 to 18-10 160th Street, Whitestone, Borough of Queens.

At Special Term, Supreme Court, Part I, Mr. Justice Cuff sustained the Board in the following decision:

"Application by respondents for final order in this proceeding instituted by petitioner, pursuant to section 668-e-1.0 of the Administrative Code of the City of New York. Respondents denied petitioner's application for relief under section 7(e) and section 21 of the Zoning Resolution of the City of New York. It appears that petitioner acquired the property in question on March 31, 1949, and twenty months thereafter sought a variance on the ground of hardship. Having purchased with full knowledge of the zone in which the property was situated, petitioner may not so soon after the purchase, claim hardship. (People ex rel. Fordham M.R. Church v. Walsh, 244 N.Y., 280, 288; Matter of Clark v. Board of Appeals, 301 N.Y., 86, 89). It was within the discretion of respondents whether to grant relief under section 7(e). Not only is it not the function of Special Term to disturb such exercise of discretion, when

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it is based upon competent evidence, but an examination of the return indicates that any other finding by respondent would have been impossible in face of the circumstances. Respondents' motion for a final order granted." (New York Law Journal, November 27, 1951, page 1394).

CONCORDIA COLLEGIATE INSTITUTE v. MILLER, 301 N.Y. 189. The court held that holding such provision invalid did not nullify the entire Ordinance but under the separability clause the invalid provisions may be excised and that the Board of Appeals had power and jurisdiction to consider the application on its merits without the consents of property owners being obtained and remitted to the Board for further consideration. (CROSS ROADS REALTY, INC. vs. GILBERT (N.Y.L.J., October 22, 1951).

MATTER OF CROSSROADS REALTY, INC. v. GILBERT.
In a Supreme Court action in Westchester County to review a decision of the Board of Appeals of Yorktown, which denied an application for a gasoline filling station, where the applicant had filed consents representing 80% of the frontage on his side of the road only, Mr. Justice Coyne held that the provision requiring consents of property owners was invalid and unconstitutional as an unauthorized delegation of legislative power without adequate standards, relying on the decision of the Court of Appeals in the MATTER OF

(In the CONCORDIA case above cited, the court stated: "a fraction over 20% of the adjoining property owners could prevent any action by the Board and they could thus determine even, by inaction, the kind of use that petitioner might make of his property. Against that restriction, not only petitioner but the Board itself would be powerless. The action of such dissenting or indifferent owners is subject to no guides or standards and to no rule whatsoever".)

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of the Meeting of November 27, 1951.)

209-46-BZ—Vol. III

APPLICANT—Edmund T. Mallory, for Northern Chevrolet Inc., owner.

SUBJECT—Application for consideration—reopening to consider extension of use—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in business and residence use district, the extension of existing building for auto showroom, office, greasing, parts department, minor repairs and welding incidental thereto, spray booth, washing and wheel alignment, open used car sales lot for more than 5 cars and the parking of more than five cars waiting to be serviced (previously granted by the Board).

PREMISES AFFECTED—93-01 to 94-05 Northern boulevard, and 32-36 to 32-62 Junction boulevard, northwest corner, and 32-57 to 32-63 93rd street (Block 1423, Lot 45), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III to consider extension of use, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

724-50-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Laram Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and consideration of change of use—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit the change of occupancy from storage garage for more than five motor vehicles and storage of contractors' equipment and the parking and storage of more than five motor vehicles to a factory (previously granted for garage by the Board).

PREMISES AFFECTED—2241 Light street, northeast corner of Rombouts avenue (Block 4951, Lots 20 and 22), Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider change of use, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

817-50-BZ—Vol. II

APPLICANT—William A. Lacerenza, for Napach Realty Corporation, owner.

SUBJECT—Application for consideration—reopening to consider rehearing—re Application (decision of the borough superintendent) previously granted on condition under section 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of stores with show windows and entrances beyond the permitted distance from the intersection.

PREMISES AFFECTED—352-360 Avenue S and 2083 2091 McDonald avenue, southeast corner (Block 7104, Lots 112 and 114), Borough of Brooklyn.

APPEARANCES—

For Applicant: William A. Lacerenza.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. I and set for hearing December 18, 1951 at 10 A.M. waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, because of the change of zoning of the premises effective May 15, 1951, after the adoption of the resolution by the Board on April 17, 1951.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

9-49-BZ

APPLICANT—Peggy Cooney, for Hannis Realty Corporation, owner. (Alpine Motors Corp., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution as to sign—re Application (decision of the borough superintendent) previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a business use, area district, the erection and maintenance of building to be used as an automobile showroom, lubricatorium, brake-testing, wheel alignment, welding painting and spraying, body and fender work, parts department, sales and waiting room, boiler room, and office, using more than the permitted area.

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PREMISES AFFECTED 8729-8739 18th avenue, east side, 132 ft. south of Benson avenue and 130-140 Bay 19th street (Block 6403, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant E. J. Snackenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3

Negative: Commissioner Kleinert 1

ACTION OF BOARD—Application reopened to reconsider previous action and laid over to December 4, 1951, at 2 P.M. for inspection and further consideration.

THE VOTE TO RECONSIDER:

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3

Negative: Commissioner Kleinert..... 1

REGULAR MEETING

TUESDAY MORNING, DECEMBER 4, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, November 7, 1951, were approved as printed in the Bulletin of November 13, 1951, Vol. 36, No. 46.

ZONING APPLICATIONS

590-29-BZ—Vol. II

APPLICANT—C. Corey Mills, for Nathan Gottesman, owner.

SUBJECT—Application reopened May 1, 1951—re Application (decision of the borough superintendent) under sections 7f, 7i and 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, and the sale and service of five used cars for a term of twenty (20) years.

PREMISES AFFECTED—1032-1044 Myrtle avenue, south side, 182.4 ft. east of Sumner avenue (Block 1585, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: C. Corey Mills.

For Opposition: Pearl Wine, Walter Epstein, Seymour Herrick and David Leff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952, 10 A.M. for inspection and decision without further argument.

296-32-BZ—Vol. IV

APPLICANT—Paul Friedman, for Kings Bay Realty Corp., owner (Irving Saltz and Edmund Papano, lessees); (conditional vendee: Regal Properties, Inc.).

SUBJECT—Application reopened July 17, 1951—re Application (decision of the borough superintendent) under sections 7e, 7f and 7A of the zoning resolution, to permit in the business use portion of a plot partly in a residence use district and partly in a business use district, for a term of ten years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sale of accessories with curb cuts and sign more than the permitted distance from the intersection.

PREMISES AFFECTED—115-123 Kings Highway, and 1626-1640 Stillwell avenue, northwest corner (Block 6253, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Edward Katz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 11, 1951, at 10 A.M. for further consideration by the Board; hearing closed.

436-37-BZ—Vol. II

APPLICANT—Henry George Greene, for Amp Auto Service, Inc., owner.

SUBJECT—Application reopened July 17, 1951—re Application (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—239-255 East 3rd street, north side, 90 ft. west of Avenue C, 292-298 East 4th street, south side, 90 ft. west of Avenue C (Block 386, Lots 32 and 33), Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy and Herbert M. Kain.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 11, 1951, at 10 A.M. for applicant to file revised plans.

202-51-BZ

APPLICANT—Abraham N. Horwitz, for Joseph J. Noe, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of an extension to existing factory, without the required rear yard, and nearer to the street line than is permitted.

PREMISES AFFECTED—1952 Mayflower avenue, east side, 120 ft. south of Wilkinson avenue (Block 4232, Lots 23 and 26), Borough of The Bronx.

APPEARANCES—

For Applicant: Abraham N. Horwitz and Frank Bresnan.

For Opposition: Max B. Walder, Antonio Laccetti, Mary Oliva, Giovannina Longo, Theresa Lopiano, Frank Vasti and Salvatore A. DeCesare.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952, 10 A.M. for inspection and decision without further argument.

276-51-BZ

APPLICANT—Max Horn, for John White, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use portion of a plot located in a residence and business use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—166-03, 166-15, 166-19 Baisley boulevard, north side, from 166th to 167th streets, 120-37 to 120-75 166th street and 120-48 to 120-76 167th street (Block 12382, Lots 29 and 39), Jamaica, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Max Horn, J. J. Sulitzky and Jeanette Raabe.

For Opposition: J. Henry Colgan and H. Fournier.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; date to be set.

332-51-BZ

APPLICANT—Charles N. and Selig Whinston, for George J. Coker, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage for six private cars and dwelling—to garage (for three motor vehicles), caterer's kitchen and two dwellings, for a term of twenty-five (25) years.

PREMISES AFFECTED—167 East 73rd street, north side, 180 ft. east of Lexington avenue (Block 1408, Lot 27), Borough of Manhattan.

APPEARANCES—

For Applicant: Charles N. Whinston and George J. Coker.

For Opposition: Lawrence M. Soifer, E. Luria and Wm. Straus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952, 10 A.M. for inspection and decision without further argument.

422-51-BZ

APPLICANT—Max Horn, for Florence LeBeau, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—120-30 to 120-40 165th street, west side, 207 ft. north of Smith street and 120-23 to 120-27 164th street, east side, 240 ft. south of 120th avenue (Block 12379, Lots 18, 19, 20, 50 and 52), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Florence LeBeau.

For Opposition: J. Henry Colgan and H. Fournier.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; date to be set.

423-51-BZ

APPLICANT—Max Horn, for Jeanette Raabe, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—163-11 to 163-19 122nd avenue and 120-56 to 120-60 to 164th street, northwest corner (Block 12378, Lots 59 and 62), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Jeanette Raabe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; date to be set.

424-51-BZ

APPLICANT—Max Horn, for Joseph Sulitzky.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—120-44 to 120-54 Smith street, west side, 103.75 ft. north of 122nd avenue (Block 12379, Lots 56 and 58), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Joseph Sulitzky.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; date to be set.

471-51-BZ

APPLICANT—Herman M. Cole, for Level Realty Co., Inc., owner (Alexander's Department Store, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail-1 use district, the extension of existing department store with proposed relocation of fire wall and proposed fifth floor.

PREMISES AFFECTED—121-137 Fordham road, north side, from Grand Concourse to Creston avenue, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

APPEARANCES—

For Applicant: J. G. L. Molloy and Herman M. Cole.

For Opposition: Michael Goldberg and Harry Friedling.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952 at 10 A.M. at request of the applicant for further study regarding revision of plans.

607-51-BZ

APPLICANT—Lama, Proskauer & Prober, for John Pasta as Attorney for the Estate of Alice A. Pierce, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, storage of accessories, motor vehicle repairs and office, and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—79-02 to 79-04 162nd street, and 161-01 to 161-11 Union Turnpike, northwest corner and 161-02 to 161-12 79th avenue (Block 6842, Lots 16 and 18), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952, at 10 A.M. for inspection and decision without further argument.

655-51-BZ

APPLICANT—James E. Casale, for The Brooklyn Improvement Co., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district, the change in occupancy from residence, to business use (offices and residence).

MINUTES

PREMISES AFFECTED—8 East 65th street, south side, 175 ft. east of 5th avenue (Block 1379, Lot 64), Borough of Manhattan.

APPEARANCES—

For Applicant: J. E. Casale, B. S. Litchfield, J. Higgins and Philip A. Brenner.

For Opposition: Thomas A. Ryan, Allan D. Emil, Edward L. Lane, William Cruikshank, Leffert Holz, Charles Raedy and David Koch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952, at 10 A.M. for inspection and decision without further argument.

426-51-BZ

APPLICANT—Sidney Daub, for Level Realty Corporation, owner (Alexander's Department Stores, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence use, B area district, the change in occupancy from residence use to commercial use, in conjunction with adjoining store, using more than the permitted area, with an entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—2520 Creston avenue, east side, 276.42 ft. north of East 190th street (Block 3167, Lot 22), Borough of The Bronx.

APPEARANCES—

For Applicant: Sidney Daub, Karl Propper and George Farkas.

For Opposition: Michael Goldberg and Harry Friedling.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice to submission of a new proposal.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

157-51-BZ

APPLICANT—Otto W. Kritz, for James G. O'Connor, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district, the erection and maintenance of a one family dwelling without the required set-back from street line.

PREMISES AFFECTED—700 Metropolitan avenue, northwest corner of Thames avenue (Block 264, Lot 24), West New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Otto W. Kritz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (157-51-BZ)

WHEREAS, Otto W. Kritz, for James G. O'Connor, owner, filed February 23, 1951 an application under section 21 of the zoning resolution, to permit in a residence use, E1 area district, the erection and maintenance of a one-family dwell-

ing without the required setback from street line, affecting premises 700 Metropolitan avenue, northwest corner of Thames avenue (Block 264, Lot 24), West New Brighton, Borough of Richmond; and

WHEREAS, a public hearing was held on this application on June 26, 1951, after due notice by publication in the Bulletin; laid over for inspection, without further argument—date to be set; and set for December 4, 1951; and

WHEREAS, the district maps accompanying the zoning resolution show that Thames avenue is in a residence use, E and E1 area, class $\frac{3}{4}$ height district, and that Metropolitan avenue and the site are in a residence use, E1 area and class $\frac{3}{4}$ height district; and

WHEREAS, the decision of the borough superintendent, dated January 25, 1951, acting on N.B. Applic. 19-51, reads:

"1. In an E-1 district no portion of any building may be erected within 15' of the street line. Bldg. encroaches on setback area contrary to Art. IV, Sect. 15A, subdiv. b Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage by 100 feet in depth, presently vacant; that it is proposed to erect a dwelling 16 feet, 10 inches front by 43 feet in depth, two stories, 21 feet, 6 inches in height, of class 4 construction; and

WHEREAS, the applicant contends that this district was zoned as a residence use, D area, class 1 height district, and that the zoning was changed to a residence use, E1 area, $\frac{3}{4}$ height district on August 2, 1943; that the original D district did not require a building to setback from the street property line, whereas a 15-foot setback is called for in an E1 district; that the 15-foot requirement, plus the proposed 10-foot widening of Metropolitan avenue applied to this 25 feet by 100 feet plot, limits the allowable land to be built upon to an area not more than 10 feet by 75 feet, thereby making the property useless for the building of the proposed dwelling to be used by the owner and his family; that Metropolitan avenue is an ungraded dirt road without curbs or sidewalk; that Thames avenue is not opened and there is no record of city ownership; that the owner was called into army service in World War 2, and that the shortage of materials following the war further delayed construction; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area, to permit the construction of the building as proposed and as indicated on plans filed with this application, marked "Received February 23, 1951" (2 sheets), *on condition* that the building shall not be placed nearer to the existing street line of Metropolitan avenue and the existing street line of Thames avenue than as thereon shown and proposed; that in all other respects the building and occupancy shall comply with the requirements of the Code for a single family dwelling; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

687-51-BZ

APPLICANT—George A. Boehm, for Board of Education, City of New York, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and construction of addition to existing public school nearer to the street line than is permitted.

MINUTES

PREMISES AFFECTED—Block bounded by Park terrace, Lindenwood avenue and School street (Block 5221, Lot 1), Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: George A. Boehm, Paul Friedman, John J. Saunders and William A. Veit, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (687-51-BZ)

WHEREAS, George A. Boehm, for Board of Education, City of New York, owner, filed October 23, 1951, an application, under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and construction of an addition to an existing public school nearer to the street line than permitted, affecting premises Block bounded by Park Terrace, Lindenwood avenue and School street (Block 5221, Lot 1), Great Kills, Borough of Richmond; and

WHEREAS, a public hearing was held on this application on December 4, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated October 11, 1951, acting on Alt. Applic. 302-51, reads:

"1. The proposed addition to Public School 8 Richmond, located in an 'E' area district is contrary to Sect. 15 of Article IV of the Zoning Resolution which provides in subdiv. (d) that 'No portion of any building shall be erected nearer than 10 ft. to the street line of any street as laid out upon the City map, etc.'"

and

WHEREAS, the applicant states that the premises consist of a plot 101 ft. 11 $\frac{1}{4}$ in. and 273 ft. 4 $\frac{3}{4}$ in. front by 312 ft. 10 $\frac{5}{8}$ in. in depth, irregular, on which is located a building irregular in shape, two stories and basement, of brick construction, used as a public school (No. 8); that it is proposed to construct additions to said school, one of which will set back (at one corner thereof) only 9 feet from the building line instead of the 10 feet required by Section 15(d) of the zoning resolution; and

WHEREAS, the applicant contends that the premises is located in a residence use, E area, class 1 height district; that the zoning district designations affecting this plot were changed from business use to residence use on January 21, 1946 and from D area to E area on August 2, 1943; that the height district designations have not been changed since July 25, 1916; that no petition is pending before the City Planning Commission to change the use, height or area district designations affecting this plot; that compliance with the strict letter of the zoning resolution would create practical difficulties and unnecessary hardships adverse to the interests of the public generally and of the Board of Education; that it is desired to submit these plans for public bidding before the end of the year; that the plans contemplate two additions to the school; that the school requirements as set forth in the standards of the Board of Education do not permit a shortening of the proposed addition which would set back from the building line (at only one corner of the additions) only 9 feet instead of 10 feet, since all the facilities proposed have been planned to comply with the minimum needs of the school; that to cut off the corner of the addition so as to make it set back 10 feet from the building line would benefit no one, would cause unnecessary difficulties in construction (because the structure is designed to be built of reinforced concrete) and would result in an unsatisfactory architectural design; that a grant of this application would not adversely affect anyone since the portion of the building affected is only one story in height and would extend into the setback area at only one corner of the building, a distance of only one foot, for an area of

approximately 4 square feet; that the area of the plot is 74,700 square feet and this small extension into the setback area is more than compensated for by the setting back of much of the building, considerably more than 10 feet from the building line; that furthermore, it is the only building on the block, so that no other owner would be prejudiced by the slight extension; that a grant of this application would do substantial justice since, without harming anyone, it would enable this public project to proceed without delay in a manner satisfactory to the standards of the Board of Education, while a denial of the application, without benefiting anyone, would retard the progress of the public project or cause it to be amended in a manner unsatisfactory to the standards of the Board of Education; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the reduction of the side yard at the point of the one-story building at Park Terrace, as proposed and as indicated on plans filed with this application, marked "Received October 23, 1951" (1 sheet) showing existing conditions, and "November 2, 1951" (3 sheets) and November 9, 1951" (1 sheet), *on condition* that no portion of the proposed extension shall be nearer to the street building line than 9 feet as thereon proposed and shown; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

472-51-A

APPLICANT—Herman M. Cole, for Level Realty Co., Inc., owner (Alexander's Department Store, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—121-137 Fordham road, north side, from Grand Concourse to Creston avenue, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

APPEARANCES—

For Applicant: J. G. L. Molloy and Herman M. Cole.

For Opposition: Michael Goldberg and Harry Friedling.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952, at 10 A.M. at request of the applicant for further study regarding revision of plans.

427-51-A

APPLICANT—Sidney Daub, for Level Realty Corporation, owner (Alexander's Department Stores, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2520 Creston avenue, east side, 276.42 ft. north of East 190th street (Block 3167, Lot 22), Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Sidney Daub, Karl Propper and George Farkas.

For Opposition: Michael Goldberg and Harry Friedling.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice to submission of a new proposal.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

309-51-A

APPLICANT—R. V. Perotto, for Lebanon Flooring Supply Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—41-43 Marion street, north side, 200 ft. west of Reid avenue (1st floor); (Block 1691, Lot 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. V. Perotto.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (309-51-A)

WHEREAS, R. V. Perotto for Lebanon Flooring Supply Corp., owner, filed April 24, 1951 an appeal from an order and decision of the fire commissioner, affecting premises 41-43 Marion street, north side, 200 ft. west of Reid avenue (Block 1691, Lot 47) (1st floor), Borough of Brooklyn; and

WHEREAS, Order No. 28571-LC issued by the fire commissioner January 8, 1951 and repeated in a decision of the fire commissioner dated April 16, 1951, reads:

You are hereby notified that an inspection of the above premises, used to store and use Alcohol, etc., shows that the following must be done before the permit requested by you can be issued:

FORTHWITH

1. Discontinue the manufacture of shellac in the same building used as a workshop or factory. (pocketbooks manufactured on 2nd story) C19-83.0-2, Administrative Code."

and

WHEREAS, the applicant states that the building is 3 stories, 33 ft. 3 in. in height, 50 ft. by 100 ft. in area at 1st floor, 20 ft. by 95 ft. in area at typical floor, of class 3 construction, erected in 1900, located on a lot 50 ft. by 100 ft. in area, in a business use, C area, class 1 height district, and used and occupied since 1935; cellar, boiler room; 1st floor, storage of hardwood flooring—5 persons; 2nd floor, manufacturing pocketbooks—5 persons; 3rd floor, factory, now vacant, and proposed to be used and occupied, cellar, boiler room—no persons; 1st floor, storage of hardwood flooring and manufacturing of shellac—5 persons; 2nd floor, manufacturing pocketbooks—5 persons; 3rd floor, manufacturing of a light nature—5 persons; that the building is provided with one 36 in. wide wood interior fire retarded stairs equipped with fireproof self-closing doors leading direct to street and provided with a ladder and scuttle to roof, and 2 fire escapes, one at front and one at side, extending to roof by stair, to street by stair with window and door openings on their course fireproof, self-closing; adjoining buildings are 2 stories in height; and

WHEREAS, certificate of occupancy 121443 issued September 24, 1948 upon completion of work under Alt. Applic. 3029 of 1946, permits the following use and occupancy;

cellar—open cellar; 1st floor, storage and sale of flooring—4 persons; 2nd floor, manufacturing and stringing of beads and storage—15 persons, 120 lb. live load; 3rd floor, manufacturing and stringing of beads and storage—15 persons, 120 lb. live load; and

WHEREAS, the applicant states that the borough superintendent under Alt. Applic. 1919-50 approved the erection of a mixing room for the manufacture of shellac and the installation of two 1080-gallon underground storage tanks for alcohol to be used in the manufacture of shellac; that all the work called for under Alt. Applic. 1919-50 has been completed and the alcohol tanks were installed and tested under supervision of the fire department; that upon request for a permit from the fire department for the storage of alcohol, the fire department ruled that manufacturing of shellac is classed under sect. C19-83.0-2 of the Administrative Code which prohibits a factory or shop in the same premises that are used for the manufacture of paints, etc.; and

WHEREAS, the applicant contends that the owner went to considerable expense complying with approved plan under Alt. 1919-50 and now finds that he cannot manufacture shellac; that the manufacture of shellac will be only in small quantities since it is a side line related to the main business of selling hard wood flooring; that the mixing room is located on the ground floor of the one-story extension and the factory in question on the 2nd floor is in the main building remote from the mixing room and without any opening connecting such uses; that each of these uses has independent exits, thus reducing the fire hazard; that the factory on the 2nd floor is very small employing a maximum of 5 persons; that to be required to comply with the fire department order would constitute a hardship which was not anticipated after receiving an approved plan and permit from the borough superintendent.

Resolved, that the decision of the fire commissioner, acting on Order 28571-LC, Objection 1, be and it hereby is modified and that the appeal be and it hereby is *granted* to permit the continuance of the cutting of shellac, substantially as proposed and as indicated on plans filed with this appeal marked "Received April 24, 1951," two sheets, and revised plan marked "Received December 3, 1951," 1 sheet *on condition* that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that two underground 1080 gallon storage tanks may be constructed and installed with fill box at sidewalk for the storage of gasoline; that all wiring and electrical equipment in the mixing room shall of the explosion-proof type; that an emergency switch for the control of the pump shall be placed on the outside of the enclosure; that ventilation to the outer air shall be maintained from the mixing room.

Adjourned: 1:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 4, 1951, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

715-50-SM

APPLICANT—United States Gypsum Company, owner-manufacturer.

SUBJECT—United States Gypsum—5/8 in. Long Length Hollow Rocklath and United States Gypsum Plaster Partition, approval of.

MINUTES

APPEARANCES—

For Applicant: W. W. Bainbridge.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (715-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 715-50-SM November 13, 1951
Subject: United States Gypsum 2¾ inch Long Length Hollow Rocklath and United States Gypsum Plaster Partition, approval of.

United States Gypsum Co., New York, filed September 28, 1950, an application with the Board of Standards and Appeals for approval of the United States Gypsum 2¾ inch Long Length Hollow Rocklath and United States Gypsum Partition under the provisions of C26-88.0, C26-178.0, C26-239.0, C26-462, C26-463 and C26-464.0 Administrative Building Code.

Purpose

The material is to be used as an incombustible partition with a 45 decibel sound transmission loss.

Description

The United States Gypsum Company 2¾ inch Long Length Hollow Rocklath and Plaster Partition has a ¼ inch air space between 2 layers of ½ inch Long Length Rocklath providing an overall thickness of 2¾ inches when plastered and is constructed as follows:

USG Metal Base is attached to the rough flooring by nailing the USG double base clips every 24 inches on center, with concrete stub nails, and snapping Metal Base side plates over the clips. The base is filled with grout and a groove is formed as the grout stiffens and before it sets.

The USG L Type ceiling runner is attached to the ceiling construction. Two pieces of USG ½ inch Long Length Rocklath are set in the groove of the floor runner and wire tied to each side of ceiling runner and secured at the third points with USG Double Bridge Joint clips. The next two pieces of Rocklath are driven tightly in the clips and the operation is repeated. The partition is completed with the last piece of Rocklath's wire tied to the USG Ceiling Runner Tie in Shoe.

Both faces of the Long Length Rocklath are plastered with a scratch, brown and finish coat to a total thickness of ¾ inch each side, giving a total overall thickness of 2¾ inch for the partition.

The plaster is proportioned 1:2 (by weight) for the scratch coat; ¾ inch thick (by weight) for the brown coat 5/16 inch thick and 1/16 inch finish coat.

Inspection and Test

A panel 9'0" x 18'6" constructed as herein described, was impact tested at the United States Gypsum Company Warehouse, 138th Street and East River, on July 11, 1951. Present at the test were Asst. Engr. J. A. Darts, Committee on Test and W. W. Bainbridge and J. Robertson, representing the applicant.

The panel was subjected to the impact of a 60 lb. sand bag striking the geometric center of the panel when the bag was swung through successive arcs of 30°, 45°, 60° and 90°.

Arc	Instantaneous Deflection	Permanent Set
30°	.280"	...
45°	.301"	
60°	.476"	
90°	.585"	.020"

One hairline crack, 8" long, was observed after the 90° impact. The panel successfully withstood the impact test as required by the Board wherein the deflection was less than 1% of the height in inches.

The applicant has also submitted the result of a fire test conducted at Ohio State University, Project T-118 Report 33 and 34 wherein a partition constructed as herein described except that the scratch coat was 1:1 and the brown coat was 1:2 successfully withstood the fire test for 1 hour and 44 minutes. The partition also successfully withstood the hose stream test.

The applicant has also submitted a report from the National Bureau of Standards, Washington, D. C. File No. 6-1/123800 F-48 which established a sound transmission loss of 46.6 decibels.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the United States Gypsum 2¾ inch Long Hollow Rocklath and the United States Gypsum Plaster Partition as an incombustible partition under the provisions of C26-88.0, C26-191.0, C26-462, C26-463 and C26-464 Administrative Building Code for use under the provisions of C26-239.0 Administrative Building Code and the pertinent sections of the Multiple Dwelling Law, on condition that the partition shall be constructed in a manner and of approved materials as herein described and further that all plans filed with the Department of Housing and Buildings showing the use of this construction shall be stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 715-50-SM."

HARRIS H. MURDOCK,
Chairman.

EDWIN W. KLEINERT,
Commissioner.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

880-50-SA

APPLICANT—SEC-o-matic Corporation, owner-manufacturer.

SUBJECT—SEC-o-matic Dry Cleaning System, Models AH, AHR and AR, approval of.

APPEARANCES—

For Applicant: Harry De Furia and Charles Binder.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (880-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 880-50-SA November 13, 1951
Subject: Sec-O-Matic Dry Cleaning System—Models AH, AR, AHR, approval of.

Sec-O-Matic Corporation, Bloomfield, New Jersey, filed August 25, 1950 an application with the Board of Standards and Appeals for approval of the appliance known as Sec-O-Matic Dry Cleaning System, Models AH and AHR under the provisions of C26-191.0 Administrative Building Code, and Article 13, Chapter 19 Administrative Code.

MINUTES

Purpose

The appliance is a dry cleaning system using non-flammable solvents as the cleaning fluid.

Description

Model AH: This model consists of an assembly composed of a sheet metal enclosure containing within it the following sub assemblies.

1. Washer-extractor for the agitator washing during immersion and centrifugal extraction of the solvent after immersion. This assembly has two motors; a $\frac{3}{4}$ horsepower; 1700 rpm washing motor and a $\frac{1}{2}$ horsepower 900 rpm extractor motor. These motors are electrically and mechanically interlocked with the sliding door to prevent hazardous operation during the washing action and during centrifugal extraction.

2. De-odorizing cabinet located on the left side of the washer-extractor and having its own door for accessibility for hanging garments within the cabinet. The method of deodorizing is by a centrifugal blower powered by a $\frac{1}{2}$ H.P. 1140 rpm motor. The blower is capable of delivering 1200 cu. ft. per minute.

3. Purification System consists of one 54 gallon operating tank; two 70 gallon storage tanks; one 30 gallon filter with 50 sq. ft. filtering surface and 1200 gph delivery; one side opening type filter with 5 screens using cloth bags; one filter pump which circulates the solvent; a column type steam heated still and a water cooled condenser for distillation. The tanks and filter are made of heavy galvanized steel with galvanized piping and fittings and brass gate valves. The still and condenser are made of tinned copper. All assemblies are interlocked electrically to the automatic control arrangement.

4. An automatic control panel, interconnecting and controlling the various sub assemblies.

Model AHR is the same Model AH plus Model R hot recovery in place of the deodorizing cabinet. This unit is known as Model R when attached to Model AH and as Model AR when used with Sec. equipment of previous models and is placed alongside of the washer extractor.

Model AR (R) recovery unit designed especially for the use of Perchloroethylene is a hot recovery unit for deodorizing the cleaned garments and circulating the vapors through a steam coil and a water cooled condenser. This model is a self contained, completely enclosed unit having two doors (loading and unloading) electrically interlocked with stainless steel centerless tumbler so that when either door is open the tumbler stops. The tumbler is driven by a $\frac{1}{2}$ H.P. 1725 rpm motor. There is also a high speed internal lower fan with lint proof blower wheel operated by a $\frac{1}{2}$ H.P. 1725 rpm motor.

Inspection and Test

The unit was inspected by Asst. Engr. J. A. Darts and found to operate as designed. The units have been approved by the Underwriters Laboratory under Electrical 2265 application No. 50C837A.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval for voluntary installation under C26-191.0 Administrative Building Code when constructed in accordance with this report and when the solvent used is of the non flammable type having a flash point of more than 100°F. (Perclene and/or Perchloroethylene). In the event the solvent is changed, the Committee on Test recommends that the electric motors shall be of the explosion proof type as required under C19-80.0 Administrative Code and all installations shall comply with Article 13 Chapter 19 Administrative Code and further all units shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City

under Cal. 880-50-SA," and provided further that all installations shall be properly vented.

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

103-51-SM

APPLICANT—Service Specialties, Incorporated, owner-manufacturer.

SUBJECT—Service Specialties Fill Box—Model No. 90, approval of.

APPEARANCES—

For Applicant: W. P. Martin.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief-Guinee 4
Negative 0

THE RESOLUTION (103-51-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 103-51-SM

November 13, 1951

Subject: Service Specialties Fill Box for Gasoline, approval of.

Service Specialties, Inc., owner-manufacturer, filed January 30, 1951 an application with the Board of Standards and Appeals for approval of Service Specialties Fill Box for Gasoline, under the provisions of C19-59.0.f Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

The purpose of this material is for use as a fill pipe terminal for gasoline.

Description

The Service Specialties Fill Box for gasoline is designed to be used as a fill box for buried gasoline storage system and consists essentially of a cast iron body of ample strength. It is fitted with a leather gasket and cam locked cast iron cover that is both watertight and secure. To a heavy offset shelf just below the upper opening of the fill box is fitted a heavy cast brass partition plate secured to the iron body by four $\frac{3}{8}$ inch cap screws, the partition plate is made water tight by means of a neoprene or similar oil resistant gasket. The brass partition plate is tapped for a screw cover fitted with a gasket and arranged to take the filling nipple when the cover is removed. There is a lug on the partition to take a padlock which in cooperation with these lugs on the screw cover locks the cover in place. On the under side of the partition plate is fitted a self closing check valve, counter-balanced by a weight to hold it against the valve seat and to permit it to open when fuel is passing through to tank.

The valve is made of bronze and the arm and weight of brass. The lower compartment of the fill box body has a boss at the bottom, tapped for attaching the box to the tank piping and this lower compartment is divided by a screen composed of two layers of 20 mesh copper wire having an area $3\frac{1}{2}$ times the inlet area. All fuel entering the box must pass through this screen to enter the storage tanks.

Inspection and Test

The device was inspected and tested by the Committee

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on Test at 205 15th Street, Jersey City, New Jersey and found to comply with the requirements of C19-59.0.f which reads:

"The intake of filling pipe shall be located in a heavy metal box which shall be sunk flush with the side walk at the curb line or at some other location offering equal facilities for the filling of the tank from the barrel wagon and with a screw cap to close the opening when not in use. The filling pipe shall be provided with a screen made of two thicknesses of 20 mesh brass wire gauze placed immediately below the filling cock—or valve."

Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and W. P. Martin and E. W. Butler representing the applicant.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Service Specialties Fill Box for Gasoline for use in New York City with gasoline storage systems when installed in accordance with this report and the requirements of C19-59.0.f Administrative Code and the requirements of 7.4.4 of the Oil Burner Rules which reads:—"Where there is a storage system of volatile inflammable oil and a storage system for fuel oil to be used in the same premises, the terminal of fuel oil fill pipe shall be provided with a left handed thread and the fill pipe fitting shall be of a different size from that required for the fill pipes to gasoline tanks."

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

350-51-SA

APPLICANT—Automatic Burner Corporation, owner-manufacturer (E. F. Groves, agent).

SUBJECT—ABC Oil Burner, Model 56 (domestic heating) approval of.

APPEARANCES—

For Applicant: E. F. Groves.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief-Guinee 4
Negative 0

THE RESOLUTION (350-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 350-51-SA November 13, 1951

Subject: ABC Oil Burner, Model 56 Marketed as Burnham Oil Burner Model 56, Homer Oil Burner, Model 56, Comfortzone Oil Burner, Model 56, Norge Heat Oil Burner, Model 56, Radiation Oil Burner, Model 56, Rybolt Oil Burner, Model 56, Certified Oil Burner, Model 56, U. S. Solarflame Oil Burner, Model 56, Weil-McLain Oil Burner, Model 56, Cities Service Oil Burner, Model 56, Kleen Heet Oil Burner, Model 81, Fitzbibs Oil Burner, Model 56, Kewanee Oil Burner, Model 56, Firewel Oil Burner, Model 56, KO-Z-Aire Oil Burner, Model 56, Zephyr Oil Burner, Model 56,

Ingersoll Oil Burner, Model 56, Feder 1 Oil Burner, Model 56, Utica Oil Burner, Model 56, Powergil Oil Burner, Model 56, Kalamazoo Oil Burner, Model 56.

The Automatic Burner Corporation, Chicago, Illinois, filed April 24, 1951, an application with the Board of Standards and Appeals for approval of the appliance known as the ABC Oil Burner, Model 56, also to be marketed under the names listed above, under the Oil Burner Rules of the Board.

Purpose

An oil burner for domestic and commercial heating.

Description

The appliance is a mechanical draft oil burner, suitable for installation in hot water and steam boilers and warm air furnaces with fuel not heavier than #2 Dept. of Commerce Standard.

The housing is fabricated of 2 steel plates and a formed wrapper welded together. The motor, $\frac{1}{8}$ H.P. Marathon or equal is mounted on the left side of the housing and the pump, Sunstrand or equal, and the air adjustment, are mounted on the right side. The transformer, Webster or equal, is mounted on the side of the housing below the motor.

The burner is furnished in tube lengths of 6", 8" and 11" and has a firing capacity of 0.6 to 2.0 G.P.H.

The burner can be either flange or pedestal mounted and with single or two-stage pumps.

The controls consist of a Minneapolis Honeywell Thermostat; Pressuretrol, Protecto Relay and a low water cutoff for hot water heating.

Inspection and Test

The burner was inspected and tested October 25, 1951 at 2869 Bainbridge Avenue, Bronx, New York. Present at the test were Asst. Engr. J. A. Darts, Committee on Test and E. F. Groves representing the applicant.

The burner is an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flare backs or undue carbon deposits. With the oil cut off, the controls functioned in 90 seconds. All parts are so designed as to maintain alignment and permit interchangeability. With a stack temperature of 650°F., the CO₂ content of the flue gases was 8%.

The burner has been approved by the Underwriter Laboratory under Misc. Petroleum 1160 Application No 50C1742.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the ABC Oil Burner Model 56 also marketed as Burnham Oil Burner, Model 56, Homer Oil Burner Model 56, Comfortzone Oil Burner, Model 56, Norge Heat Oil Burner, Model 56, Radiation Oil Burner, Model 56, Rybolt Oil Burner, Model 56, Certified Oil Burner, Model 56, Solarflame Oil Burner, Model 56, Weil McLain Oil Burner, Model 56, Cities Service Oil Burner, Model 56, Kleen Heet Oil Burner, Model 81, Fitzgibbons Oil Burner Model 56, Kewanee Oil Burner, Model 56, Firewel Oil Burner, Model 56, Ko-Z-Aire Oil Burner, Model 56, Zephyr Oil Burner, Model 56, Ingersoll Oil Burner, Model 56, Federal Oil Burner, Model 56, Utica Oil Burner, Model 56, Powergil Oil Burner, Model 56, Kalamazoo Oil Burner, Model 56, for use in domestic and commercial installation with fuel oil not heavier than #2 U. S. Dept. of Commerce Standards when installed in accordance with this report and the Oil Burner Rules of the Board, provided each burner bears a label permanently affixed reading: "Approved for

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the Board of Standards and Appeals for use in New York City under Cal. 350-51-SA."

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

432-51-SM

APPLICANT—The L and P Electric Co., agent, for Stemco Corp., owner-manufacturer.

SUBJECT—Ramset Fastening Tool, Models 122 and 238, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief-Guinee 4
Negative 0

THE RESOLUTION (432-51-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 432-51-SM

November 13, 1951

Subject: Ramset Fastening Tool Models 122 and 238, approval of.

The L. and P. Electric Co. for Stemco Corporation, Cleveland, Ohio, filed June 14, 1951 an application with the Board of Standards and Appeals for approval of the material known as the Ramset Fastening Tool Models 122 and 238 under the provisions of C26-1265.0, C26-1360.0.F, C26-1367.0, C26-1392.0 Administrative Building Code and C19-8.0 Administrative Code.

Purpose

The tool is used for driving studs into concrete, steel and other building material.

Description

The tool is an assembly consisting of Barrel Assembly, safety Tube and Safety Release Tube, Breech Lock and firing Assembly.

The tool derives its source of power from a cartridge exploded in the barrel. The explosion drives the stud into the steel or concrete. After the tool has been placed in the proper firing position and actuated according to instructions, the actual firing is automatic.

Safety precautions are as follows:

Controlled firing not in excess of 12° perpendicular to the work surface.

Minimum of 30 lb. pressure against the muzzle end of barrel when tool is placed in firing position against the work surface.

Shield with a minimum area of 12 sq. inches so constructed to render the tool inoperative if shield is removed.

Shield is not retractable when the tool is in operating position.

Due to the power of the explosion, a recoil spring has been built into the tool to absorb the recoil thus preventing injury to the operator's wrist due to the "kick" of the tool.

The two models are basically the same except that Model 122 is classed as light duty and Model 238 is classed as heavy duty.

The light duty tool will set a threaded fastener #2204 in 1/2" mild steel with a powder charge not in excess of 3.3 grams and the heavy duty tool will set a threaded fastener #3401 in 1/2" mild steel with a powder charge not in excess of 3 grams.

Inspection and Test

The tool was inspected and tested at the office of the Board in the presence of Chief Engr. L. V. Huber and Asst. Engr. J. A. Darts, Committee on Test. Studs were driven into 1/4" steel plate and penetrated through the plate an average of 7/16". The applicant has submitted a report of the Underwriters Laboratory Report No. 1688 Application No. 48C3944, which is on file with and is part of the record, which shows a pull of approximately 3200 lbs. was required to extract the fasteners from concrete blocks. A report of the Pittsburgh Testing Laboratory, Lab. No. 397709, is also on file with and is part of the record which shows a pull of approximately 5200 lbs. was required to remove the stud when driven 1-18/64" through a 1/2" steel plate.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Ramset Fastening Tool Models 122 and 238 for use in New York City for driving studs into concrete and/or steel for hanging of brackets and pipes when operated in accordance with this report, the manufacturers instruction manual and the requirements of C26-1265.0, C26-1360.0.F, C26-1367.0 and C26-1392.0 Administrative Building Code and C19-38.0 Administrative Code on condition that the tool bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 432-51-SM."

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

482-51-SM

APPLICANT—Aggolite Mortars, Inc., owner-manufacturers.

SUBJECT—Aggolite (plasticizer in mortar and concrete), approval of.

APPEARANCES—

For Applicant: Hector Marchini and David Tiersten.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief-Guinee 4
Negative 0

THE RESOLUTION (482-51-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 482-51-SM

October 9, 1951

Subject: Aggolite Plasticizing Admixture for Mortar, approval of.

Aggolite Mortar, Inc., owner, filed June 25, 1951, an application with the Board of Standards and Appeals for approval of the Aggolite, as an admixture for mortar under the provision of C26-178.0.b and C26-314.0 Administrative Building Code.

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Purpose

To produce a highly plastic water tight mortar without loss of tensile or compressive strength.

Description

Aggolute is a naturally puzzolanic material mined in the region of Casper, Wyoming. It is a naturally volcanic ash. The chemical analysis of which is:

Loss in ignition.....	6.0%
Si O ₂	58.2%
Al ₂ O ₃	21.9%
Fe ₂ O ₃	3.8%
Ca O	5.9%
Mg O	2.4%
SO ₃	0.9%
Cl	0.2%
Na ₂ K ₂ O	0.7%
	100.0%

Aggolute, when added in small amounts to concrete or mortar will give greater plasticity and flexibility to such mixture. The following claims are made for its use:

1. Honeycombing is eliminated.
2. Mortar becomes more waterproof because of denser surface, lack of segregation and integral waterproofing properties.
3. There is no segregation of aggregate cement or water.
4. Joints are less subject to crazing, hair cracks and dusting.
5. Mortar is more plastic and workable.
6. Increased strength of concrete or mortar is obtained.
7. More uniformity is produced.
8. Because the increased plasticity of the mortar allows a greater flow to the cross joints, the cross joints in brick work are rendered less permeable to water.

A Symposium on Use of Puzzolanic Materials in Mortar and Concrete published by the American Society for Testing Materials Special Technical Publication #99 copyright 1950 is a part of the record in this case agrees with the above statements.

Tests of mortar strength with aggolute mixed in following proportions were made by the Pittsburgh Testing Laboratory. The cubes cast in these tests were stored in a curing room at 70°F. and 90% humidity for seven days and at the end of this time the remaining cubes which were to be tested at 28 days were put in water in the same room. The results of the tests were as follows:

Lone Star Cement: 1 bag (94 lbs.)	
Liquid Mix Sand: 6 cubic ft.	
Aggolute: 50 lbs. cu. yd.	
5 samples	
Tensile	7 days Av. 161 28 days 233
	p.s.i. p.s.i.

Present at the test were Chief Engineer L. V. Huber of the Committee on Test and Edward J. Fennelly, representing the applicant and representatives of the laboratory. Records of these tests are on file with the Board.

Compression tests were conducted at the laboratory on various combinations of cement sand and aggolute.

Saylor's Cement			
(1 bag)	Compressive 7 days	Av. 6 samples	28 days
Landows sand	6 cu. ft.	858 p.s.i.	1433
Aggolute	5 lbs.		

Other tests: 1 part cement, 3 parts said and 1 lb. aggolute and 7.8 gallons of water gave the following results:

Compressive strength at 7 days average	
2458 p.s.i., at 28 days	3350 p.s.i.

Recommendation

On the basis of these tests and the data submitted by the applicant, the Committee on Test recommends the approval

of Aggolute as a mortar admixture under the provisions of C26-314.0 admixture in the following proportions: 1 bag approved portland cement, 5 lbs. aggolute, 5 cu. ft. sand, 1 bag approved portland cement, 2 lbs. aggolute, 3 cu. ft. sand, or 1 bag masonry mortar, 1 lb. aggolute and 3 cu. ft. sand, with a maximum of 7½ gallons of water, provided the mixture be in accordance with this report, and that each bag of aggolute bears a label reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 482-51-SM."

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

483-51-SA

APPLICANT—Otis Elevator Company, owner-manufacturer.

SUBJECT—The Otis 6897C Car Door Electric Contact approval of.

APPEARANCES—

For Applicant: Philip Karmel.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative

THE RESOLUTION (483-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 483-51-SA

November 13, 1951

Subject: The Otis 6897C Car Door Electric Contact, approval of.

Otis Elevator Company, New York, filed July 3, 1951 an application with the Board of Standards and Appeals for approval of the appliance known as the Otis 6897C Car Door Electric Contact under the provisions of C26-982.0, C26-983.0, C26-984.0 and C26-985.0 Administrative Building Code.

Purpose

The appliance is a device which opens the control circuit or an auxiliary circuit, when the car door is open more than 1½ inches from full closure, and thus prevents an operation of the elevator that moves the car away from the landing.

Description

The device is part of the Otis Type AB door operator and the assembly consists of numerous limit switches for the operator as well as the two car door contacts. The two door contacts in the assembly are adjusted to make the circuit when the door is 1½" and 4" from the nearest face of the jamb and will be wired through the controller so that the 1½" circuit only will be used when on "non-attendant" operation and the 4" circuit will be used only when on "attendant" or car switch operation. The hoistway door used in connection with this operator is equipped with the Otis 6910A two zone interlock and door closer (approved by the Board under Cal. 884-50-SA).

The switch assembly consists of a metal box inside which the contact assemblies and cam shaft are supported. Each door contact switch consists of a moulded phenolic base, two contact springs equipped with contact buttons and a contact bridging member attached to an operating arm hinged to the base.

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This switch assembly is positively operated by the car door through the swinging arm and a sprocket chain drive. This drive will actuate the cam shaft which is equipped with phenolic moulded cams which positively open the door contact.

Inspection and Test

The appliance was inspected and tested at the Underwriters Laboratory, 161 6th Avenue, New York City in the presence of Asst. Engr. J. A. Darts and successfully met the requirements of the tests as required under the provisions of C26-985.0 Administrative Building Code. The complete report of the Underwriters Laboratories, Incorporated, Safety Appliance, 1449, Application No. 51C-2187 is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Otis 6897C Car Door Electric Contact, as having met the requirements of C26-985.0 Administrative Building Code, for use in New York City under the provisions of C26-982.0, C26-983.0 and C26-984.0 Administrative Building Code, on condition that appliance bears a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 483-51-SA."

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

623-51-SA

APPLICANT—Hudson Gas Appliances, Incorporated,
owner-manufacturer.

SUBJECT—Hudson Indirect Gas Heated Oven—Model
No. 1100 Series (for temperatures up to 300°F.),
approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance
with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (623-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 623-51-SA November 15, 1951

Subject: Hudson Indirect Gas Heated Oven Series, 1100
(for temperatures up to 300°F.), approval of.

Hudson Gas Appliances, Inc. of New Jersey, filed September 20, 1951, an application with the Board of Standards and Appeals for approval of Hudson Indirect Gas Heated Oven Series 110 under the provisions of C26-178.0.b and Art. 12 Administrative Building Code, and the Rules for Spraying and Drying of Paints, Varnishes, Lacquers, etc.

Purpose

An indirect gas heated oven for drying of paint, varnishes, etc.

Description

This indirect heated gas oven is constructed of heavy angle iron frame and panel steel walls and roof. The walls and

roof consist of panels with an outside sheet of No. 20 gauge steel and an inside sheet of No. 20 gauge with 4" of insulation. The floor of the oven consists of a base of No. 10 to 14 gauge steel, 2" of insulation and an upper sheet of No. 10 to 14 gauge steel. Two channels are constructed in the floor of the oven to accommodate the wheels of the trucks.

An indirect fired gas heater is constructed on one side of the oven. This heater has a combustion chamber of No. 12 to 14 gauge steel enclosing a drilled pipe gas burner. Heating tubes of No. 18 gauge steel connect the top of the combustion chamber to the flue connecting chamber which is of 18 gauge steel. Two vents from this flue connecting chamber extend through the roof of the oven and are connected to the outside of the building.

An air distribution panel is constructed on the heater side of the oven. Air from the oven enters the air heater through the ports in the air distribution panel and is heated by contact with the outside of the combustion chamber and the heating tubes.

A motor blower is mounted on the roof of the oven. A duct from the indirect heater through the roof of the oven carries the heated air to the inlet of the blower. This duct has an opening for fresh air supply. The outlet of the blower is connected by a duct to an aeration chamber on the side of the oven opposite the heater. The air enters the oven through ports in the air distribution panel on this side of the oven. Both air distribution panels are constructed of No. 20 gauge steel. A connection is installed in the roof of the oven for exhausting moisture and vapors to the outer air.

The controls consist of a Wheelco combustion safety control or equivalent, a Partlow indicating temperature control or equivalent, an airflow switch, and an electric spark ignition unit, a Solenoid valve on the main gas line, and a Solenoid valve on the pilot gas line.

The controls are connected and wired so that a push button starting switch starts the motor blower which in turn supplies the current to the combustion safety control for manual starting of pilot circuit which then energizes the main Solenoid gas valve. The ovens are known as series 1100.

These ovens are Indirect Truck Loading—Series 1100 and are as follows:

Oven No.	Inside			Outside		
	Width	Depth	Height	Width	Depth	Height
1134	3'	4'	6'6"	5'3"	4'8"	7'4"
1135	3'	5'	6'6"	5'3"	5'8"	7'4"
1136	3'	6'	6'6"	5'3"	6'8"	7'4"
1144	4'	4'	6'6"	6'3"	4'8"	7'4"
1145	4'	5'	6'6"	6'3"	5'8"	7'4"
1146	4'	6'	6'6"	6'3"	6'8"	7'4"
1147	4'	7'	6'6"	6'3"	7'8"	7'4"
1148	4'	8'	6'6"	6'3"	8'8"	7'4"
1155	5'	5'	6'6"	7'3"	5'8"	7'4"
1156	5'	6'	6'6"	7'3"	6'8"	7'4"
1157	5'	7'	6'6"	7'3"	7'8"	7'4"
1158	5'	8'	6'6"	7'3"	8'8"	7'4"
1159	5'	9'	6'6"	7'3"	9'8"	7'4"
1166	6'	6'	6'6"	8'3"	6'8"	7'4"
1167	6'	7'	6'6"	8'3"	7'8"	7'4"
1168	6'	8'	6'6"	8'3"	8'8"	7'4"
1169	6'	9'	6'6"	8'3"	9'8"	7'4"
1160	6'	10'	6'6"	8'3"	10'8"	7'4"

Inspection and Test

This heater was inspected and tested at Evertempting Food Products, 2459 2nd Avenue, New York City, and found to operate as designed. Present at the inspection and test were Chief Engineer Leslie V. Huber of the Committee on Test and Byrnie Langslet representing the applicant.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Hudson Indirect Gas Heater Series 1100

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(for temperatures up to 300°F.), for use in New York City, when installed and operated in accordance with this report, and the provisions of Art. 12 of the Administrative Building Code, and the Rules of the Board of Standards and Appeals for Spraying and Drying of Paints, Varnishes, Lacquers, etc., provided each oven bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 623-51-SA."

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

APPEALS FROM ADMINISTRATIVE DECISIONS

731-48-A

APPLICANT—John Joseph Carroll, for Lena Hickman, owner (Hickman Mirror and Glass Works, Inc., lessee).

SUBJECT—Appeal reopened October 16, 1951 re appeal from a decision of the borough superintendent (previously dismissed for lack of prosecution).

PREMISES AFFECTED—990 Bedford avenue, west side, 36 ft. north of DeKalb avenue (Block 1928, Lot 69), Borough of Brooklyn.

APPEARANCES—

For Applicant: John Joseph Carroll and Charles Hickman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (731-48-A)

WHEREAS, this appeal filed July 28, 1948, by John Joseph Carroll, for Lena Hickman, owner, from a decision of the borough superintendent, affecting premises 990 Bedford avenue, west side, 36 ft. north of DeKalb avenue (Block 1928, Lot 69), Borough of Brooklyn, was dismissed for lack of prosecution December 6, 1949, and on October 16, 1951, reopened and restored to the docket subject to the regular procedure; and

WHEREAS, the decision of the borough superintendent dated July 1, 1948, acting on Alt. Applic. 4054-47, reads:

"7. Alt. permit 4114-35 was approved for a one and two story extension to premises. The occupancy was approved for not more than five persons to be employed at factory work.

The erection of the above described extensions resulted in changes that were material and considerable. Provide two approved stairways 3 ft. 8 in. wide in fireproof enclosures and remotely located from all floors, including cellar for proposed factory use with more than five persons engaged at factory work."

and

WHEREAS, the applicant states that the building is 3 stories, 35 ft. in height, 22 ft. by 100 ft. in area at 1st floor, 22 ft. by 90 ft. in area at 2nd floor, 22 ft. by 43 ft. in area at 3rd floor, of class 3 construction, erected 1870, located in a business use, B area, class 1½ height district, and used and occupied—cellar, boiler room, storage of glass grinding machines, no persons; 1st floor, cutting, polishing and silvering mirrors, 9 persons; 2nd floor, assembling wood and

glass cabinets, 14 persons; 3rd floor, office and storage of wood and glass cabinets, 2 persons; that the building is equipped with one interior stairs, 2 ft. 6 in., 3 ft. and 3 ft. 2 in. in width, of wood construction, enclosed in partitions of wood lath and plaster, equipped with wood doors which are not self-closing; that stair hall leads direct to roof bulkhead and direct to street; that in addition there is one fire escape on the front wall extending to street by ladder; that window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, under Cal. No. 740-47-A, the Board revoked Certificate of Occupancy No. 113700 of 1946 upon the request of the borough superintendent; and

WHEREAS, Violation No. 945-48, issued March 2, 1948, reads as follows:

"You will please take notice that there exists a violation of Section 2.1.3.5 of the Building Code and C26-185.0 of the Administrative Code at the premises above described in that

The cellar and first floor is being occupied as a factory in connection with grinding, cutting, polishing and silvering of mirrors. The third floor is used as storage of cabinets. These floors are being used contrary to that specified in Certificate of Occupancy 77012, which specifies use of cellar for ordinary use, 1st floor as store and 3rd floor as offices.

NOTE: Certificate of Occupancy 113700 was revoked by the Board of Standards and Appeals Dec. 2, 1947, and no longer applies to this building.

REMEDY: You are hereby ordered and directed to obtain a new certificate of occupancy which includes manufacturing on 1st floor over cellar and storage on 3rd floor."

and

WHEREAS, the applicant contends that the building was purchased by the present owner and used by the present tenant since 1918; that in 1935 the building was altered and extended under Alt. Permit 4114-35, and Certificate of Occupancy 77012 issued permitting the following use and occupancy: cellar, ordinary; 1st floor, store, 5 persons, 120 lbs. live load; 2nd floor, work room and light storage, 5 persons, 120 lbs. live load; 3rd floor, offices, 1 person; 120 lbs. live load; that subsequently application 1287-36 was filed with the Department of Housing and Buildings and was the subject of action by the Board of Buildings under Cal. No. 41-36-A, relative to an objection by the borough superintendent requiring that the fire escapes at the front of the building be arranged to conform with Section 273 of the Labor Law; that a variance was granted by the then Board of Buildings after consideration of Alt. Applics. 4114-35 and 1287-36; that the use and occupancy permitted by the Board of Buildings was as follows: Cellar, storage and work room, 4 persons; 1st floor, store and work room, 9 persons; 2nd floor, work room, 14 persons; 3rd floor, office, one person; that in 1945 the owner's attention was called to the fact that the use and occupancy was not in accord with the original certificate of occupancy and the owner then applied for a certificate of occupancy with the result that Certificate of Occupancy No. 113700 was issued permitting the following use and occupancy: cellar, storage of glass grinding machines, no persons; 1st floor, cutting, polishing and silvering mirrors, 9 persons; 2nd floor, workroom, assembling wood and glass cabinets, 14 persons; 3rd floor, office and storage of wood and glass cabinets, 2 persons; that subsequently an application was made to the Board under Cal. 740-47-A to revoke the above certificate of occupancy and was granted by the Board December 2, 1947; that subsequently Alt. Applic. 4054-47, was filed to comply with the requirements of the Code and to obtain a new certificate of occupancy; and

WHEREAS, the applicant now contends that due to extension erected under Alt. Applic. 4114-35 the requirements of Section 271 of the Labor Law do not apply and the building is therefore subject to Section 270 of the Labor Law; that it is therefore requested that relief be granted in view of the conditions as previously set forth and in view of the

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hardship entailed in the event that the building is required to be vacated; that it is therefore requested that the Board permit the maintenance of the present wood stairs from 3rd floor to street and to the roof through a bulkhead, such stair hall to be fire retarded throughout and provided with one hour test fireproof self-closing doors and permit the maintenance of the secondary means of egress by means of the present fire escape which will be made to comply fully with Section 271 of the Labor Law; and

WHEREAS, an examination of the records of the Department of Housing and Buildings filed under Alt. Applic. 4054-47 disclosed that the proposed use of the premises had been found by the borough superintendent to be "A saw or planing mill, contrary to Art. 2, Sec. 4a(31) the zoning resolution"; and

WHEREAS, the applicant was directed to obtain a decision from the borough superintendent on the question of zoning and file an application for variation of the provisions of the zoning resolution; and

WHEREAS, in a communication dated January 10, 1950, to the Board the Borough Superintendent stated that objection 14, previously issued on Alt. Applic. 4054-47 stating that the use constituted a saw or planing mill contrary to the zoning resolution, was subject to reconsideration and upon submission of evidence that the use had been established in 1935, which was before the Board's interpretation under Cal. 608-45-A, that such a use involving the installation of a power driven saw constitute a saw or planing mill that such objection was removed on March 31, 1948; and

WHEREAS, the applicant now states that the electric band saw now on the 2nd floor which classified the building as a saw and planing mill would require an application for a zoning variance to permit its continuance; and

WHEREAS, the applicant now states that the owner has decided against making such application for a zoning variance and has agreed to dismantle the electric band saw and remove it from the premises and that no sawing will be done other than by hand saw on the premises; and

WHEREAS, the applicant has filed an amended 2nd floor plan showing the removal of the power driven band saw from the premises.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* of the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 4054-47, Objection 7, and that the decision be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits shall be as proposed and as indicated on plans filed with this appeal marked "Received June 28, 1948," (3 sheets), and "September 25, 1951," (1 sheet), consisting of an enclosed primary means of exit leading direct to the street and a fire escape on the front of the building leading to the street and to the roof by a goose neck ladder, and an enclosed stairway from the second floor to the first floor with an exit door at the rear of the building, as indicated, leading to adjoining premises under the same ownership and with exits from the cellar as indicated, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto including the requirements of the Labor Law; that all wood working machinery, as proposed, consisting of a band saw, which was located on the second (2nd) floor shall be removed and not reinstated as proposed; that the occupancy of the building shall be limited to the capacity of the primary means of exit; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that a certificate of occupancy shall be obtained to replace Certificate of Occupancy No. 113700 revoked by the Board under Cal. 740-47-A.

489-51-A

APPLICANT—Henry George Greene, for Kent Terminal Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—Foot of Huron street, 643 ft. west of West street, (between Blocks 2530 and 2520), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (489-51-A)

WHEREAS, Henry George Greene, for Kent Terminal Corp., owner, filed July 3, 1951, an appeal from Item 3(a) of order #20933-LF and a decision of the fire commissioner, affecting premises Huron street pier, foot of Huron street, 643 ft. west of West street, (between Blocks 2530 and 2520), Borough of Brooklyn; and

WHEREAS, Order 20933-LF issued by the fire commissioner October 31, 1947 and referred to in a decision of the fire commissioner dated June 5, 1951, reads:

"Section C19-161.0 of the Administrative Code of the City of New York places the responsibility on the fire commissioner to see that adequate means of extinguishing fire on waterfront facilities are provided by the owners and proprietors thereof.

Experience has shown that waterfront facilities constitute a serious fire hazard and that the fire department is handicapped in extinguishing fires thereon due to construction of and lack of adequate means of applying fire extinguishing procedures at these facilities. Officers and men have been injured and equipment destroyed at fires on waterfront facilities.

You are, therefore ordered to:

1. Provide a substantial baffle fire curtain of incombustible material across the pier at intervals of approximately 150 ft. and extending approximately from the level of the top to any side doors to the underside of the roof.

Plans to be submitted to the Department of Marine and Aviation.

2. Provide in each section between baffle fire curtains, centrally located, at least one thin glass screened skylight, 5 ft. by 20 ft. in lieu thereof, at least one louvered skylight, of equivalent ventilating capacity, or at least one 36 in. ventilator. Or its equivalent.

Plans to be submitted to the Department of Marine and Aviation.

NOTE: This order shall not be required if an approved sprinkler system is maintained on the pier.

3. Provide substructure of piers with:

(a) Fire stops at intervals of 160 ft. and in addition thereto either 1 or 2 as set forth below:

1. Automatic sprinklers or open sprinklers arranged for the discharge of water to the entire substructure area.

2. Protected openings through decking for revolving nozzles or other water discharge equipment, so arranged as to permit of water discharge to the entire substructure.

OR

(b) A system of mono rail nozzles so arranged as to permit of water discharge to the entire substructure area and to be installed in accordance with the requirements of the Board of Standards and Appeals.

OR

(c) Provide trenches across pier every 100 ft., trenches not to exceed 12 in. in width, or substantial construction to conform to the rest of the pier, to run to within approximately 5 ft. of the sides of the pier, with the openings protected in sections not to exceed 25 ft. for access of removal in case of fire.

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Plans and specifications to be filed with and approved by the Department of Marine and Aviation before work is commenced."

and

WHEREAS, the applicant states that the structure is 1 story, 31 ft. 6 in. in height, 71.68 ft. by 401.48 ft. in area, of Class 5 construction, on a pier 76.86 ft. front by 427.43 ft. in length, erected prior to 1916, located in an unrestricted use, A area, Class 2 height district and used and occupied since erection for boat docking and unloading facilities with an occupancy of 100 persons; that pier structure is provided with an interior fire alarm system and regular monthly fire drills are maintained; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrates Court, April 16, 1951, on a charge of violation of the Administrative Code; and

WHEREAS, the applicant contends that the existing pier has been provided with fire access holes as indicated on the plans submitted with this appeal, and as approved by the Department of Marine and Aviation; that in addition it is proposed to provide the baffle fire curtains and adequate louvered sky light ventilation as required by the fire department and as shown on the plans; that the combined affect of these provisions would provide sufficient fire protection for the pier and building; that there exists at the present time fire lines throughout the entire pier shed which augments the proposed fire fighting facilities; that the requirement to install fire stops for the substructures would not provide additional means of extinguishing fire commensurate with the vast cost of these installations; and

WHEREAS, the premises were inspected by a committee of the Board, which is of the opinion that the appeal should not be granted because of the hazardous conditions found upon inspection.

Resolved, that the decision of the Fire Commissioner as to Order #20933-LF be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

490-51-A

APPLICANT—Henry George Greene, for Kent Terminal Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—Foot of Kent street, 527 ft. 5½ in. west of West street (between Blocks 2558 and 2548), East River, Borough of Brooklyn.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Administration: R. E. Alster, Fire Dep't.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (490-51-A)

WHEREAS, Henry George Greene, for Kent Terminal Corp., owner, filed July 3, 1951, an appeal from Items 1 and 4 (a) of Order #20932-LF and a decision of the fire commissioner, affecting premises Kent street Pier, foot of Kent street, 527 ft. 5½ in. west of West street (between blocks 2558 and 2548), East River, Borough of Brooklyn; and

WHEREAS, Order #20932-LF issued by the Fire Commissioner October 31, 1947 and referred to in the decision of the Fire Commissioner, dated June 5, 1951, reads:

"Section C19-161.0 of the Administrative Code of the City of New York places the responsibility on the Fire Commissioner to see that adequate means of extinguishing fire on waterfront facilities are provided by the owners and proprietors thereof.

Experience has shown that waterfront facilities constitute a serious fire hazard and that the Fire Department is handicapped in extinguishing fires thereon due to construction of and lack of adequate means of ap-

plying fire extinguishing procedure at these facilities. Officers and men have been injured and equipment destroyed at fires on waterfront facilities.

You are, therefore, ordered to:

Install an approved automatic dry sprinkler system throughout the pier, having at least one source of water supply.

Plans and specifications to be filed with and approved by the Department of Marine and Aviation before work is commenced.

NOTE: In connection with the installation of check valves and other working parts of sprinkler equipment, this Department shall be notified, in writing, if it is desired to permanently cover or conceal such portions of the work in order that same may be examined and approved; and no work permanently covered or concealed will be accepted by this department unless the same has first been examined and approved in writing.

Provide a substantial baffle fire curtain of incombustible material across the pier at intervals of approximately 150 feet and extending approximately from the level of the top to any side doors to the underside of the roof. Plans to be submitted to the Department of Marine and Aviation.

Provide in each section between baffle fire curtains, centrally located, at least one thin glass screened skylight 5 feet by 20 feet in lieu thereof, at least one louvered skylight of equivalent ventilating capacity, or at least one 36 inch ventilator. Or its equivalent.

NOTE: This order shall not be required if an approved sprinkler system is maintained on the Pier.

Provide substructures of Piers with:

(a) Fire stops at intervals of 160 feet and in addition thereto, either 1 or 2 as set forth below—

1. Automatic sprinklers or open sprinklers arranged for the discharge of water to the entire substructure area.

2. Protected openings through decking for revolving nozzles or other water discharge equipment, so arranged as to permit of water discharge to the entire substructure area.

OR

(b) A system of monorail nozzles so arranged as to permit of water discharge to the entire substructure area and to be installed in accordance with the requirements of the Board of Standards and Appeals.

OR

(c) Provide trenches across pier every 100 feet, trenches not to exceed 12 inches in width, or substantial construction to conform to the rest of the Pier, to run to within approximately 5 feet of the sides of the pier, with the openings protected in sections not to exceed 25 feet for access of removal in case of fire.

Plans and specifications to be filed with and approved by the Department of Marine and Aviation before work is commenced.

NOTE: Within 30 days this order may be appealed to the Board of Standards and Appeals under the provisions of the New York City Charter. Appeal forms may be obtained at Room 1015, Municipal Building, Manhattan."

and

WHEREAS, the applicant states that the pier structure is one story, 29 ft. 7 in. in height, 74.14 ft. by 526.28 ft. in length, of Class 5 construction, erected prior to 1916 on a pier 80.13 ft. by 588.69 ft. in length, located in an unrestricted use, B area, Class 2 height district, used and occupied since erection for boat docking and unloading facilities with an occupancy of 100 persons; that the pier structure is provided with an interior fire alarm system and regular monthly fire drills are maintained; and

WHEREAS, the applicant contends that the existing pier

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has been provided with fire access holes as indicated on the plans submitted with this appeal, and as approved by the Department of Marine and Aviation; that in addition it is proposed to provide the baffle fire curtains and adequate louvered sky light ventilation as required by the Fire Department and as shown on the plans; that the combined effect of these provisions would provide sufficient fire protection for the pier and building; that there exists at the present time fire lines throughout the entire pier shed which augments the proposed fire fighting facilities; that the requirement to install an improved automatic sprinkler system and fire stops for the substructures would not provide additional means of extinguishing fire commensurate with the vast cost of these installations; and

WHEREAS, the Sealand Dock and Terminal Corp. was convicted and fined April 16, 1951 in Municipal Term, Magistrates Court on a charge of a violation of the Administrative Code; and

WHEREAS, the premises were inspected by a committee of the Board, which is of the opinion that the appeal should not be granted because of the hazardous conditions found upon inspection.

Resolved, that the decision of the Fire Commissioner as to Order #20932-LF be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

491-51-A

APPLICANT—Henry George Greene, for Kent Terminal Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—Foot of Java street, 544 ft. 1½ in. west of West street (between Blocks 2548 and 2538), East River, Borough of Brooklyn.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (491-51-A)

WHEREAS, Henry George Greene, for Kent Terminal Corporation, owner, filed July 3, 1951, an appeal from Items 3 and 4 (a) of Order #20931-LF and a decision of the fire commissioner, affecting Java Street Pier, foot of Java street, 544 ft. 1½ in. west of West street (between Blocks 2548 and 2538), East River, Borough of Brooklyn; and

WHEREAS, Order #20931-LF, issued by the Fire Commissioner October 31, 1947 and referred to in a decision of the Fire Commissioner dated June 5, 1951, reads:

Section C19-161.0 of the Administrative Code of the City of New York places the responsibility on the fire commissioner to see that adequate means of extinguishing fire on waterfront facilities are provided by the owners and proprietors thereof.

Experience has shown that waterfront facilities constitute a serious fire hazard and that the fire department is handicapped in extinguishing fires thereon due to the construction of and lack of adequate means of applying fire extinguishing procedure at these facilities. Officers and men have been injured and equipment destroyed at fires on waterfront facilities.

You are, therefore, ordered to:

1. Install an approved automatic dry sprinkler system throughout the pier, having at least one source of water supply.

Plans and specifications to be filed with and approved by the Department of Marine and Aviation before work is commenced.

NOTE: In connection with the installation of check valves and other working parts of sprinkler equipment, this department shall be notified, in writing, if it is desired to permanently cover or conceal such portions of the work in order that same may be examined and approved and no work permanently covered or concealed will be accepted by this department unless the same has first been examined and approved in writing.

2. Provide a substantial baffle fire curtain of incombustible material across the pier at intervals of approximately 150 ft. and extending approximately from the level of the top to any side doors to the underside of the roof. Plans to be submitted to the Department of Marine and Aviation.

3. Provide in each section between baffle fire curtains, centrally located, at least one thin glass screened skylight 5 ft. by 20 ft. in lieu thereof, at least one louvered skylight of equivalent ventilating capacity, or at least, one 36 in. ventilator. Or its equivalent. Plans to be submitted to the Department of Marine and Aviation.

NOTE: This order shall not be required if an approved sprinkler system is maintained on the Pier.

4. Provide substructures of pier with:

(a) Fire Stops at intervals of 160 ft. and in addition thereto, either 1 or 2 as set forth below.

1. Automatic sprinklers or open sprinklers arranged for the discharge of water to the entire substructure area.

2. Protected openings through decking for revolving nozzles or other water discharge equipment, so arranged as to permit of water discharge to the entire substructure area.

OR

(b) A system of mono rail nozzles so arranged as to permit of water discharge to the entire substructure area and to be installed in accordance with the requirements of the Board of Standards and Appeals.

OR

(c) Provide trenches across pier every 100 ft. trenches not to exceed 12 in. in width, or substantial construction to conform to the rest of the pier, to run to within approximately 5 ft. of the sides of the pier, with the openings protected in sections not to exceed 25 ft. for access of removal in case of fire. Plans and specifications to be filed with and approved by the Department of Marine and Aviation before work is commenced.

NOTE: This order supersedes order 20645-LF issued August 25, 1947.

NOTE: Within 30 days this order may be appealed to the Board of Standards and Appeals under the provisions of the New York City Charter."

and

WHEREAS, the applicant states that the pier structure is one story, 32 ft. in height; 76.24 ft. by 522.70 ft. in area, of Class 5 construction, erected prior to 1916 on a pier 82.13 ft. by 527.69 ft. in length, in an unrestricted use, A area, Class 2 height district and used and occupied since its erection for boat docking and unloading facilities; that the pier is equipped with an approved interior fire alarm system and regular monthly fire drills are maintained; and

WHEREAS, the applicant contends that the existing pier has been provided with fire access holes as indicated on the plans submitted with this appeal, and as approved by the Department of Marine and Aviation; that in addition it is proposed to provide the baffle fire curtains and adequate louvered sky light ventilation as required by the fire department and as shown on the plans; that the combined effect of these provisions would provide sufficient fire protection for the pier and building; that there exists at the present time fire lines throughout the entire pier shed which augments the proposed fire fighting facilities; that the require-

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ment to install and improve the automatic sprinkler system and fire stops for the substructures would not provide additional means of extinguishing fire commensurate with the vast cost of these installations; and

WHEREAS, the premises were inspected by a committee of the Board, which is of the opinion that the appeal should not be granted because of the hazardous conditions found upon inspection.

Resolved, that the decision of the Fire Commissioner as to Order #20931-LF be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

595-51-A

APPLICANT—James Whitford, Jr., for John Merlino, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—337 Richmond avenue and 167 Palmer avenue, northeast corner (Block 1038, Lot 1), Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: William E. Roehrig.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (595-51-A)

WHEREAS, James Whitford, Jr., for John Merlino, owner, filed August 29, 1951, an appeal from a decision of the borough superintendent, affecting premises 337 Richmond avenue and 167 Palmer avenue, northeast corner (Block 1038, Lot 1), Port Richmond, Borough of Richmond; and

WHEREAS, the decision of the borough superintendent, dated August 29, 1951, acting on amendment to Alt. Applic. 114-49, reads:

"1. The width of the stair treads is less than the required width of 9½ in. exclusive of the nosing.

C26-292 (d)

2. The vertical height of the entire flight of stairs exceeds the required dimensions of 12 ft.

C26-292 (f) (1)." and

WHEREAS, the applicant states that the building is two stories, 29 ft. in height; 50 ft. 6 in. by 72 ft. in area, of Class 4 construction, erected prior to 1898, located on a lot 50.58 ft. by 100 ft. in area, in a business 1 use, D area, Class 1½ height district, and used and occupied since 1900 as follows: cellar, heater room and storage, no persons; 1st floor, a studio and living room, 15 persons; 2nd floor, bedrooms, 15 persons; and proposed to be used and occupied as follows: Cellar, heating room and storage, no persons; 1st floor, photo studios, living room and store, 20 persons; 2nd floor, photo studios, offices and bedrooms, 20 persons; total, heater room, storage, photo studios, store, offices and one family dwelling; that the building is provided with two 3 ft. 8 in. wide, wood stairs, wood enclosed, equipped with metal self-closing doors and leading direct to street and provided with direct access to the roof; and

WHEREAS, the applicant further states that the plans originally approved provided for a new two story, Class 3 constructed addition at the front for the full 50 ft. 7 in. width of the lot on Richmond avenue and extending 35 ft. 4 in. along the Palmer avenue frontage; that this addition provided for additional photo studio space, photo supply shop, and one store on the ground floor and four studios or professional offices on the 2nd floor of the new addition; that access and egress for the new second floor addition was originally approved for the construction of a wood

stair with 21 risers in one run for a 14 ft. floor height; that the owner believing a lower rise would make a stair easier to use, authorized construction of a stair with 22 risers in one run for the same floor height; that this construction was completed and upon application for a certificate of occupancy, the Borough Superintendent refused its issuance because of the stair construction; that thereafter an amendment was filed requesting permission to increase the tread width to 10 in. by providing non-slip metal treads substantially secured to and over the existing stair construction as indicated on plans filed with this appeal; and

WHEREAS, the applicant requests permission to use this method of improving the condition because of the fact that space and structural conditions exist above and below the stairs and were framed and plastered in accordance with the approved plan; and

WHEREAS, the applicant contends that to be required to remove the stairs and alter the building at this late date would make it prohibitive in cost and create a decided hardship to the owner; that the stairway in question which is 44 in. in width is provided with an approved handrail on both sides; that in addition there is an emergency door opening from the 2nd floor landing to the roof of the one-story portion; that in addition a second stairway from the second floor to the first and thence to the four means of egress serving the remainder of the building which is in excess of 75% of the area of both the new and old portions combined; and

WHEREAS, the premises were inspected by a committee of the Board; that the committee found that this is an unsafe condition and recommended that the appeal should not be granted.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 114/49, Objections 1 and 2, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

635-51-A

APPLICANT—R. L. Heeren, for The Brooklyn Union Gas Company, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—170 Lombardy street, southwest corner of Varick avenue (Block 2837, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. L. Heeren and L. A. Hunziker

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee

Negative

THE RESOLUTION (635-51-A)

WHEREAS, R. L. Heeren, for The Brooklyn Union Gas Company, owner, filed September 25, 1951, an appeal from a decision of the borough superintendent, affecting premises 170 Lombardy street, southwest corner of Varick avenue (Block 2837, Lot 1), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated September 13, 1951, acting on N.B. App. 1025/5 reads:

"The proposal to install two (2) additional two million gallon oil storage tanks as shown are contrary to Art. 8 (C19.50.0 of Ch. 19), due to the following: (a) Size of tanks in excess of 100,000 gallons—(b) We enclosure is not of concrete."

and

WHEREAS, the applicant states that the portion of the premises in question consists of a plot 400.41 ft. by 1997.6 ft., irregular in area, located in an unrestricted use, C area Class 1½ height district; that it is proposed to erect thereon

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two 90 ft. diameter steel tanks, 42 ft. in height, extending 22 ft. in height approximately above grade to be used as bulk oil storage tanks for gas oil having a flashpoint in excess of 150° F.; and

WHEREAS, the applicant contends that approval of the Public Service Commission has been obtained to convert customers' gas appliances to high B.t.u. in March, 1952; that the gas to be sent out after conversion will have a B.t.u. content of 1000 and will be mainly natural gas; that eleven water gas generator sets which at present cannot generate high B.t.u. gas will be converted to high B.t.u.; that in this conversion it is necessary to use 850,000 gallons of oil per day; that there are two similar gas oil tanks now installed at the plant each having a capacity of one million gallons which is equivalent to little more than two days' peak supply; and

WHEREAS, the applicant further contends that the two proposed 2,000,000 gallon gas oil tanks will be constructed in accordance with the Oil Burner Rules of the Board for vertical oil storage tanks over 1,000 gallon capacity located outside buildings above ground; that the tanks will be protected with two powder type, foam systems complying with the latest standards of the Board of Fire Underwriters for oil with a flash over 150° for tanks of this size; that the ground around the tanks will be hollowed out in saucer shape to hold more than 1½ times the contents of each tank; that the foundations and other construction details will be in accordance with the requirements of the Department of Housing and Buildings; that oil deliveries to the tanks will be made by extending the fill line that starts at Newtown Creek and runs to the present two 1,000,000 gallon bulk storage oil tanks; that delivery of oil from the tanks will be made by steam pumps remote from the two new tanks; that the pumps and piping system will be such that the oil can be transferred to the other tank and vice versa; that should the contents of a tank get loose for any reason, the basin around each tank will hold the oil without endangering other properties; that the foam system proposed in the tank and the hydrants nearby are designed for fast control of fire; that the earth basin around the tanks will be left free of tall foliage; that the operators of the plant are familiar with measures that must be taken for the safe handling of these materials; that the tanks will not have any ceramic jacket; they will be kept open and exposed so that they can be readily inspected; and

WHEREAS, the applicant further contends that the concrete well enclosure has been omitted; that concrete well enclosures are usually built at grade and extend above grade high enough to take the contents of 1½ times the volume of the tank; that instead of such concrete well it is proposed to hollow out the ground sufficiently to create below grade a reservoir for each tank capable of holding 1½ times the contents of each tank; that in case of rupture of the tanks the oil will enter the earthen basin; that this construction affords the same protection as it would with underground tanks buried with their tops 2 ft. below grade; that it is felt that this is a safe installation but, however, the applicants are willing, if the Board deems necessary, to place a concrete lining over the sloping ground forming the wells around the tanks; and

WHEREAS, the applicant stated that the datum of 100 has been taken at mean high water.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 1025/51, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the erection and use of two 2,000,000 gallon storage tanks for gas oil, as proposed and as indicated on plans filed with this appeal, marked "Received September 25, 1951" (3 sheets), on condition that the construction shall be substantially as proposed and that the fire-fighting protection shall be as proposed; that in addition, the bottom of the well and the sides of the escarpment shall be covered with a coating of concrete and with a drainage basin at the bottom on each side of each tank and connected with a pump of proper size to be used to pump out the water that collects in such well; that the pump as proposed for pumping

out one of the tanks in case of emergency shall be located remotely at sufficient safe distance; that the entire premises and equipment shall be maintained to the satisfaction of the fire commissioner.

661-38-S—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Carolee Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Appeal from a decision of the borough superintendent (previously granted on condition re installation of two fire-proof stairs).

PREMISES AFFECTED—1646-1650 Coney Island avenue, west side, 100 ft. south of Avenue M (Block 6573, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider new proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

225-51-A—Vol. III

APPLICANT—Morris Hannes, for Herman Wachtel, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider new proposal—re Appeal from a decision of the borough superintendent (previously withdrawn as Vol. I; Vol. II—denied).

PREMISES AFFECTED—167-173 Wooster street, west side, 75 ft. north of West Houston street (Block 524, Lots 23 and 25), Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Hannes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. III, to consider revised proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

310-51-A

APPLICANT—A. Wallace McCrea, for Lillian Poli Gerini, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8 East 63rd street, south side, 175 ft. east of 5th avenue (Block 1377, Lot 65), Borough of Manhattan.

APPEARANCES—

For Applicant: A. Wallace McCrea.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952, at 2 P.M. for inspection and decision without further argument.

573-51-A

APPLICANT—Harley, Ellington and Day, Inc., for Joseph Schlitz Brewing Co., owner.

MINUTES

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2-14 George street and 147-163 Melrose street, east side of Evergreen avenue from George to Melrose streets (Block 3156, Lots 1 to 6, 8, 10, 11, 52, 53 and 54), Borough of Brooklyn.

APPEARANCES—

For Applicant: F. J. Hildebrandt and A. H. Mitschke.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and consideration after inspection; date of hearing to be set.

631-51-A

APPLICANT—Lama, Proskauer and Prober, for Anthony Carbone, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—162-164 West 48th street, south side, 140 ft. east of 7th avenue (2nd, 3rd and 4th floors); (Block 1000, Lots 58 and 158), Borough of Manhattan.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 11, 1951, at 2 P.M. at request of the applicant's representative.

ZONING APPLICATIONS

148-33-BZ—Vol. III

APPLICANT—Noviak Holding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, to permit in the residence use portion of a plot located in a residence, retail and local retail use districts, the parking of motor vehicles for patrons and employees on the unbuilt-upon portion in the rear of existing stores.

PREMISES AFFECTED—205-20 to 205-40 Hollis avenue and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: William Sambur.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (148-33-BZ—Vol. III)

WHEREAS, this application, under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, affecting premises southwest corner of Hollis avenue and Cross Island boulevard (Block 1882, Lot 106), Hollis, Borough of Queens was denied, as Vol. I, April 3, 1934, and

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district portion of a plot, located in residence, retail and local retail use districts, the parking of motor vehicle for patrons and employees on the unbuilt-upon portion in the rear of existing stores, affecting premises 205-20 to 205-40 Hollis avenue

and 109-52 to 109-62 Cross Island boulevard, southwest corner (Block 10945, Lots 101, 106 and 112), Hollis, Borough of Queens, was granted by the Board December 20, 1949, as Vol. III, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 20, 1949, only so far as it has reference to the term of the variance, so that as amended this resolution shall read:

"Granted under section 7, subdivision h, for a term of two (2) years from the date of this amended resolution . . . that other than as herein amended, the resolution adopted on December 20, 1949, shall be complied with in all respects and that a certificate of occupancy shall be obtained (Alt. Applic. 541-49)."

293-45-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of an existing gasoline service station and the inclusion of a motor vehicle repair shop.

PREMISES AFFECTED—739-747 Albany avenue and 600-610 Clarkson avenue, southeast corner (Block 4846, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended to complete work.

THE VOTE TO REOPEN AND EXTEND TIME TO COMPLETE WORK—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (293-45-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of an existing gasoline service station and the inclusion of a motor vehicle repair shop, affecting premises 739-747 Albany avenue and 600-610 Clarkson avenue, southeast corner (Block 4846, Lot 1), Borough of Brooklyn, was granted by the Board November 20, 1945, on certain conditions; and

WHEREAS, the resolution was amended and plans submitted as being in substantial compliance with the Board's requirements were approved April 8, 1947; and

WHEREAS, time in which to obtain permits and complete the work was extended from time to time and last extended April 10, 1951; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 20, 1945, as thereafter amended by resolutions adopted through April 10, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

" . . . that in view of statement by applicant that the work was completed prior to April 15, 1950, and that additional time is required to obtain a certification from the Fire Department, so that a certificate of occupancy may be issued, that all work shall be completed and certificate of occupancy obtained within six (6) months from the date of this amended resolution (N.B. Applic. 122-45)."

MINUTES

773-48-BZ

APPLICANT—Esso Standard Oil Company, for Nicholas R. Imperiale, owner.

SUBJECT—Application for consideration — reopening, amending of resolution and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7i, 7e and 7h of the zoning resolution, permitting in a residence and retail use district, for a term of ten years, the erection and maintenance of a gasoline service station, to include lubritorium, auto laundry, sale of auto accessories, office and motor vehicle repair shop, with parking and storage of more than five motor vehicles in the open area and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended to complete the work.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME TO COMPLETE THE WORK—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (773-48-BZ)

WHEREAS, this application under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station to include lubritorium, auto laundry, sale of auto accessories and motor vehicle repair shop with parking and storage of more than five (5) motor vehicles in open area, and with curb cut more than permitted distance from intersection; affecting premises 162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens, was granted by the Board February 15, 1949, on certain conditions; and

WHEREAS, the resolution was amended February 15, 1950 and September 12, 1950; and

WHEREAS, plans, submitted as being in substantial compliance with the requirements of the Board's resolution, were approved July 5, 1950; and

WHEREAS, the term of variance was extended November 28, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution and an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 15, 1949, as thereafter amended by resolution adopted November 28, 1950, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that in view of a statement by applicant that the work has been substantially completed and that a certification of the fire department is awaiting before the Department of Housing and Buildings can issue a certificate, that all permits shall be obtained and all work completed within three (3) months from the date of this amended resolution; and to amend the requirements of the resolution so that the construction of sidewalks and curbing may be deferred until the grading of Rockaway boulevard at this point has been completed by the city and the street prepared for construction of curbs and sidewalks (N.B. Applic. 276-48)."

9-49-BZ

APPLICANT—Peggy Cooney, for Hannis Realty Corp., owner (Alpine Motors Corp., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution as to sign—re Application (decision of the borough superintendent) previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a business use, D area district, the erection and maintenance of a building to be used as an automobile showroom, lubritorium, brake-testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boiler room and office, using more than the permitted area.

PREMISES AFFECTED—8729-8739 18th avenue, east side, 132 ft. south of Benson avenue and 130-140 Bay 19th street (Block 6403, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: E. H. Snackenberg and Peggy Cooney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (9-49-BZ)

WHEREAS, this application under sections 7i and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as an automobile show room, lubritorium, brake testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boiler room and office, using more than the area permitted, affecting premises 8729 to 8739 18th avenue, east side, 132 ft. south of Benson avenue and 130 to 140 Bay 19th street (Block 6403, Lot 12), Borough of Brooklyn was granted by the Board June 28, 1949, on certain conditions; and

WHEREAS, the resolution was amended January 24, 1950, and October 17, 1950 and April 17, 1951; and

WHEREAS, time to obtain permits and complete the work was extended June 27, 1950 and October 30, 1951; and

WHEREAS, the applicant requested a further amendment of the resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 28, 1949, as amended by resolutions adopted through October 30, 1951, by adding thereto:

"... that in the event the owner desires to erect a sign extending from the roof parapet for a distance of 12 ft. in height above the parapet, as indicated on plans filed with this application marked 'Received October 23, 1951,' (1 sheet), as passed upon by the borough superintendent under E. S. Applic. 9430 on November 20, 1951, such additional vertical sign may be constructed in accordance with the amendment to the Administrative Code, Section B26-12.0 by Local Law No. 46 of 1941, effective May 26, 1951, on condition that in all other respects the requirements of the resolutions as adopted by the Board shall be complied with (N.B. 1795-48)."

303-35-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Dominick Nicoletti, owner.

MINUTES

SUBJECT—Application for consideration—reopening as Vol. II to consider new proposal (previously withdrawn)—re Application (decision of the borough superintendent, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage and office and the parking of cars waiting to be serviced.

PREMISES AFFECTED—28-28 Francis Lewis boulevard and 171-01 to 171-11 29th avenue, northwest corner and 28-09 to 28-21 171st street (Block 4932, Lot 2), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application as Vol. II, subject to regular procedure, previously withdrawn.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

938-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Rose Dezego, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider new proposal—re Application (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a business use, D area district, the change of occupancy from factory, storage of incombustible materials, office, loading and unloading space to auto repairs, wheel alignment, brake service, battery service, lubrication and repairs with space for loading in and unloading in occupied area (previously withdrawn for use as garage for more than five motor vehicles).

PREMISES AFFECTED—2686-2688 Nostrand avenue, west side, 160 ft. south of Avenue M (Block 7665, Lot 56), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application as Vol. II, to consider new proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

261-50-BZ—Vol. II

APPLICANT—Lehman and Fitzsimons, for Fuchs Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of building and use—re Application (decision of the borough superintendent) previously granted on condition, under sections 21 and 7i of the zoning resolution, to permit in a business use, C and E-1 area district, the erection and maintenance of a building to be used as an auto salesroom, motor vehicle repair shop and office, with the area of plot on second floor more than permitted and without the required setback from the building line.

PREMISES AFFECTED—144-01 to 144-09 Hillside avenue, north side, 62.04 ft. east of 144th street, and 87-49 to 87-65 144th street (Block 9702, Lots 1 and 90), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of building and use, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 4, 1948, as they appeared in Bulletin No. 19, Vol. 33, are hereby corrected to read as follows:

808-46-SM

APPLICANT—Sargent Building Specialties, Inc., owner.

SUBJECT—Sargent Incinerator Hopper Door #5 Flush Type, approval of.

APPEARANCES—

For Applicant: Edward A. Sargent.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners

Blum and Kleinert and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (808-46-SM)

CORRECTED REPORT OF COMMITTEE ON TEST

Re: Cal. 808-46-SM

December 6, 1951

SUBJECT: Sargent Incinerator Hopper Door #5, Flush Type, approval of.

Sargent Building Specialties, Inc., of New York City filed on October 15, 1946, an application with the Board of Standards and Appeals for approval of the Sargent Incinerator Hopper Door #5 Flush Type under the provisions of C26-178.0.b and C26-701.0.b.3 Administrative Building Code.

Description

Sargent Incinerator Hopper Door #5 Flush Type consists of cast iron faces and sheet metal scoop. The overall dimensions are 20 $\frac{5}{8}$ " high and 13 $\frac{3}{8}$ " wide by 7 $\frac{5}{8}$ " deep and have a maximum projection of 1 $\frac{1}{4}$ ". The Daylight opening is 11 $\frac{1}{4}$ " x 11".

The buck and lower plate are made of gray cast iron and the bucks are provided with integrally cast lugs for anchorage into the masonry. The scoop is made of #16 gauge galvanized sheet metal and is counterbalanced by a steel counterweight bolted to scoop so that scoop will not remain open in any position.

Insulation is provided by two $\frac{1}{4}$ " asbestos backing boards placed between front face of hopper and the back of the cast iron door.

Inspection and Test

A Sargent Incinerator Hopper Door #5 Flush Type was inspected and tested at the Protexol Testing Laboratory, Kenilworth, N. J. Present at the test were Commissioner E. W. Kleinert and J. A. Darts, Engineering Division of Committee on Test; Messrs. E. A. Sargent and E. Sargent represented the applicant and R. C. Bastress, C. F. Hartman and M. J. Decker of the Laboratory.

MINUTES

The purpose of the test was to determine the fire-resistant performance of a hopper door designed for the protection of openings in the enclosing walls of combined flues and chutes of non-fuel fired rubbish and garbage incinerators, in accordance with C26-701.b.3 Administrative Building Code, when subjected to the one-hour fire and hose stream test for opening protective assemblies prescribed in C26-610.0 and C26-586.0.

The door successfully withstood the fire and hose stream test. A record of the test is on file with the application.

Recommendation

On the basis of the inspection and test and the data filed with the application, the Committee on Test recommends the approval of the Sargent Incinerator Hopper Door #5 Flush Type under the provisions of C26-191.0 and C26-701.0.b.3 provided other requirements of this section and its subdivisions are complied with, provided the Hopper Door #5 bears a label permanently affixed, reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 808-46-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

EDWIN W. KLEINERT,
Commissioner.

JOHN A. DARTS, JR.,
Engineering Division.

* (Correction consists of changing from "2¼" to "two ¼" in line 1 of fourth paragraph).

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 18, 1950, as they appeared in Bulletin No. 30, Vol. 35, are hereby corrected to read as follows:

808-46-SM

APPLICANT—Sargent Building Specialties, Inc., owner.

SUBJECT—Application reopened February 28, 1950—re amendment of resolution—re Sargent Incinerator Hopper Door, No. 5, Flush Type (previously approved).

APPEARANCES—

For Applicant: Edward A. Sargent.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (808-46-SM)

CORRECTED REPORT OF COMMITTEE ON TEST

Re: Cal. 808-46-SM December 6, 1951

SUBJECT: Amendment of resolution as to change of construction of hopper door.

Sargent Building Specialties, Inc., Arlington, New Jersey, requested by letter dated February 10, 1950 that the resolution adopted May 4, 1948 under Cal. 808-46-SM be amended so as to approve an additional design on the hopper door, and filed as Model 5N, now known as Model 4. The case was reopened by a vote of the Board February 28, 1950.

Purpose

The new design consists of a different means of counterweighting the door and a change in the gauge thickness of the scoop, now being #18 gauge.

Description

Basically, the hopper door is the same as that previously approved by the Board May 4, 1948, under Cal. 808-46-SM. The changes consist of making the Hopper buck more substantial. The cast iron bottom plate has been discarded and is now cast integrally with the Hopper Buck which eliminates one piece of the assembly. The chute and insulation remain the same as in the unit previously approved.

The scoop is provided with a heat resistant spring in order to make the door self closing. The scoop may also be provided with a counterweight so as to close when released. The overall dimension of the face of the door and frame is 15" x 13" x 7¾" and the daylight opening is 13" x 9⅝".

Inspection and Test

A Sargent Incinerator Hopper Door was inspected and tested at the Protexol Testing Laboratory, Kenilworth, New Jersey. Present at the test were J. A. Darts, Engineering Division, Committee on Test, and E. D. Sargent, representing the applicant, and R. C. Bastress, C. F. Hartman and H. Vettel of the Laboratory.

The purpose of the test was to determine the fire resistant performance of a hopper door designed for the protection of openings in the enclosing walls of combined flues and chutes of non-fuel fired rubbish and garbage incinerators in accordance with C26-701.b.3 Administrative Building Code, when subjected to the one-hour fire and hose stream test for opening protective assemblies prescribed in C26-610.0 and C26-586.0.

The door successfully withstood the fire and hose stream test. A record of the test is on file with the application.

On the completion of the test, the spring for closing the door was removed and was checked to see if the fire test had killed the heat resistant properties of the steel spring. The actual spring tested is on file with and is part of the record.

Recommendation

On the basis of the inspection and test, the Committee on Test recommends that the resolution adopted May 4, 1948 under Cal. 808-46-SM be amended so as to permit the additional design of the Sargent Hopper Door filed as Model 5N and now known as Model 4, using either a heat resistant spring, of the same temper as tested, or a counterweight for the closing mechanism; on condition that the requirements of the resolution adopted May 4, 1948 under Cal. 808-46-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS, JR.,
Engineering Division,
Committee on Test.

* (Correction consists of inserting "filed as Model 5N and now known as Model 4 in 1st and 9th Paragraphs; also adding the phrase "now being 18 gauge" to 2nd Paragraph and adding new sentence: The overall dimension of the face of the door and frame is 15" x 13" x 7¾" and the daylight opening is 13" x 9⅝" to Paragraph 4).

ELECTRICAL CODE ON SALE

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Periodical Division
University of Illinois Library
Urbana, Ill.

RULES

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commission of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the Administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 51

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WHitehall 3-3600

OFFICE HOURS FOR PUBLIC— 9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

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1951 will be printed in the Bulletin of December 25,
1951.)

PUBLIC HEARINGS

Tuesdays at 10 a. m. and 2 p. m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in con-
nection with which court proceedings are pending or in
progress, unless exception is granted by the chairman,
nor accepted which is not filed within thirty days from
the date of the action of the Administrative Official.

Any communication purporting to be an appeal or ap-
plication shall be regarded as a mere notice of intention
to seek relief until it is filed on the form required by the
rules of this board.

Upon receipt of any such communication the writer
will be supplied with the official forms for presenting
his appeal or application.

At the time of filing an appeal or application, the ap-
pellant or applicant shall forward a signed notice of
appeal addressed to the administrative official, either
borough superintendent of buildings or fire commissioner
and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans
must indicate the points of the compass so as to establish
the true location and position of the property, the sub-
ject of the appeal or application.

Appeals and applications will be simplified and disposi-
tion of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to December 11, 1951

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797-51-BZ—H.B.B.—1302-1316 Avenue Z and 2601-2617 East 13th street, southeast corner and 1320 Sheepshead Bay road (Block 7458, Lot 1), Borough of Brooklyn, N.B. 1394-51.

798-51-SA—Solvic (dry cleaning machine), manufactured by Vic Cleaning Machine Co., Appliance.

799-51-BZ—H.B.B.—1380-1392 Rockaway parkway, west side, 204 ft. 10½ in. south of Farragut road and 1019-1039 East 96th street (Block 8165, Lots 21 and 48), Borough of Brooklyn, Alt. 3324-51.

800-51-A—H.B.B.—235 Hawthorne street, north side, 141 ft. 2 in. east of Rogers avenue (Block 5044, Lot 78), Borough of Brooklyn, N.B. 1115-51.

801-51-BZ—H.B.Q.—215-15 Horace Harding boulevard and 58-25 to 58-62 Bell boulevard, northwest corner (Block 7466, Lot 31), Bayside, Borough of Queens, N.B. 6489-51.

802-51-BZ—H.B.Q.—117-01 to 117-05 Atlantic avenue and 91-51 to 91-57 117th street, northeast corner (Block 9349, Lot 37), Flushing, Borough of Queens, N.B. 6377-51.

803-51-BZ—H.B.Q.—227-03 Northern boulevard, northeast corner of 227th street (Block 6333, Lot 1), Bayside, Borough of Queens, Alt. 2661-51.

804-51-A—H.B.M.—411-413 West 51st street, north side, 150 ft. west of 9th avenue (Block 1061, Lot 23), Borough of Manhattan, N.B. 160-51.

805-51-SM—B.P.C.—Masonry Units manufactured with waylite as the aggregate, manufactured by Stefer Corp., Material.

806-51-A—H.B.B.—2529-2665 Gerritsen avenue, northeast, 239.25 ft. southeast of Avenue X (2nd floor and roof); (Block 8590, Lot part of 600), Borough of Brooklyn, N.B. 1323-51.

807-51-BZ—H.B.Q.—71-05 to 71-13 Beach Channel drive and 337-343 Beach 71st street, southwest corner (Block 537, Lot 19), Arverne, Borough of Queens, Alt. 2584-51.

808-51-A—H.B.Q.—71-05 to 71-13 Beach Channel drive and 337-343 Beach 71th street, southwest corner (Block 537, Lot 19), Arverne, Borough of Queens (under section 35 of the General City Law re bed of mapped street—proposed widening on Beach 71st street), Alt. 2584-51.

809-51-BZ—H.B.Q.—20-14 to 20-16 Cornaga avenue and 10-02 to 10-10 Beach 21st street, northeast corner (Block 212, Lot 6), Far Rockaway, Borough of Queens, Alt. 2585-51.

810-51-A—H.B.Q.—20-14 to 20-16 Cornaga avenue and 10-02 to 10-10 Beach 21st street, northeast corner (Block 212, Lot 6), Far Rockaway, Borough of Queens (under section 35 of the General City Law re bed of mapped street—proposed widening on Cornaga avenue), Alt. 2585-51.

811-51-BZ—H.B.Q.—14-06 to 14-16 Beach Channel drive and 21-32 to 21-42 Nameoke avenue, northeast corner (Block 8, Lot 1), Far Rockaway, Borough of Queens, N.B. 6259-51.

812-51-A—H.B.Q.—14-06 to 14-16 Beach Channel drive and 21-32 to 21-42 Nameoke avenue, northeast corner (Block 8, Lot 1), Far Rockaway, Borough of Queens (under section 35 of the General City Law re bed of mapped street—proposed widening on Nameoke avenue), N.B. 6259-51.

813-51-BZ—H.B.Q.—74-10 35th avenue, south side, from 74th to 75th streets, 35-01 74th street and 35-02 75th street (Block 1274, Lots 1, 11 and 60), Jackson Heights, Borough of Queens, Alt. 2533-51.

814-51-BZ—H.B.Q.—20-01 to 20-15 31st street and 31-02 to 31-08 20th avenue, southeast corner and 31-01 20th road (Block 829, Lot 7), Astoria, Borough of Queens, Alt. 2542-51.

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681-26-BZ—Vol. III—H.B.Q.—85-24 Rockaway boulevard and 9713-9729 85th street, southeast corner (Block 9057, Lot 21), Ozone Park, Borough of Queens, Alt. 2033-51.

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314-40-SM—Vol. II—Flintkote Perforated Insulation Board (Hawaiian Type), manufactured by The Flintkote Co., Material.

709-41-BZ—Vol. II—H.B.Bx.—1926 East 177th street (Cross Bronx expressway), southwest corner of Newbold avenue (Block 3795, Lots 27 and 30 and part of Lot 31), Borough of The Bronx, N.B. 1114-51.

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374-48-BZ—Vol. II—H.B.Q.—175-02 to 175-08 Horace Harding boulevard, southeast corner of 175th street and 175-01 to 175-03 64th avenue (Block 6891, Lot 13), Flushing, Borough of Queens, Alt. 2477-51.

479-48-BZ—Vol. II—H.B.Q.—65-89 Austin street and 94-01 66th avenue, northwest corner (Block 3100, Lot 40), Rego Park, Borough of Queens, N.B. 5387-51.

7-51-BZ—Vol. II—H.B.B.—6717-6735 4th avenue, northeast corner of Senator street (Block 5851, Lot 1), Borough of Brooklyn, N.B. 1977-50.

590-51-BZ—Vol. II—H.B.M.—4309 Broadway, west side, 37 ft. 3 1/8 in. south of West 184th street and 710 West 184th street (Block 2180, Lots 114 and 115), Borough of Manhattan, Amendment to Alt. 1077-51.

591-51-A—Vol. II—H.B.M.—4309 Broadway, west side, 37 ft. 3 1/8 in. south of West 184th street and 710 West 184th street (balcony); (Block 2180, Lots 114 and 115), Borough of Manhattan, Amendment to Alt. 1077-51.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	Apr. 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Excavation, Alteration, Repair, Excavation for and Demolition of Buildings	July 31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	Mar. 13, 1951—Vol. 36, No. 11A
Fire Drill Rules	July 24, 1951—Vol. 36, No. 30
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Fire Retarding Rules for Garages, etc.	June 26, 1951—Vol. 36, No. 26
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Flameproof Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3

	Last Publication in Bulletin
Fusion Welding and Gas Cutting Rules	Feb. 27, 1951—Vol. 36, No. 9A
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Oct. 25, 1949—Vol. 34, No. 43A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	July 24, 1951—Vol. 36, No. 30A
Opening Protective Assemblies, Rules for Inspection of	Sept. 18, 1951—Vol. 36, No. 38
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Jan. 16, 1951—Vol. 36, No. 3
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Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe, Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System. Chap. 19....Mar. 27, 1951—Vol. 36, No. 13A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

DECEMBER 18, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, December 18, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

787-50-BZ—Application, October 16, 1950, under section 7c of the zoning resolution of Simeon Heller, for Anna Di Agostino, owner (Jerry and Leonardo, Inc., lessee), to permit in a business use district, the extension of (in use and area), an existing gasoline service station and motor vehicle repair shop (previously granted by the Board for a term of years—expires June 28, 1951), to be used as a gasoline service station, office, salesroom, motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona, Borough of Queens.

82-51-BZ—Application January 31, 1951, under sections 7e and 7h of the zoning resolution of Henry Hurwit, applicant on behalf of 1600 Adams Street Corp., owner, to permit in the residence use portion of a lot, the continuance of existing frame building as a motor vehicle repair shop and the parking and storage of motor vehicles with a driveway and curb cut (site partially in a business use and partially in a residence use district); premises 1601-1609 Van Buren street, south side, 340 ft. west of Van Nest avenue (Block 4018, Lot 20) and 1608 Adams street, north side, 80 ft. west of East Tremont avenue (Block 4018, Lots 20 and 43), Borough of The Bronx.

83-51-A—1601-1609 Van Buren street, south side, 340 ft. east of Van Nest avenue (Block 4018, Lot 20), Borough of The Bronx.

251-51-BZ—Application April 10, 1951, under section 7h of the zoning resolution of Max Horn, applicant on behalf of Mathilde A. Brauer, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 120-09 New York boulevard, east side, 40 ft. south of 120th avenue (Block 12378, Lot 26), Jamaica, Borough of Queens.

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252-51-BZ—Application April 10, 1951, under section 7h of the zoning resolution, of Max Horn, applicant on behalf of Sophie Hausser, owner, to permit in a residence use district, the parking and storage of motor vehicles, for a term of years; premises 120-48 166th street, west side, 274.43 ft. north of Baisley boulevard (Block 12381, Lot 72), Jamaica, Borough of Queens.

838-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubritorium and accessory sales; premises 3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

415-50-BZ—Application, June 14, 1950, under section 7h of the zoning resolution, of Joseph A. Doyle, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

458-38-BZ—Reopened January 9, 1951 as Volume II—Application, December 12, 1950, under sections 7e, 7h and 21, of the zoning resolution of Henry Nordheim, applicant, for Frank Memola, owner, to permit in a residence use district, the addition of parking and storage of motor vehicles to existing car washing and greasing (lubritorium); premises 1800 Cross Bronx expressway and 1376 Beach avenue, southeast corner (Block 3881, Lot 11), Borough of The Bronx.

438-39-BZ—Reopened July 17, 1951 as Volume III—Application, June 27, 1951, under sections 7c and 7f, of the zoning resolution of Lama, Proskauer and Prober, applicants, for Fannie Wolf, owner, to permit in a business use district, the extension in use and area of existing gasoline service station, lubritorium, auto laundry and store, to include motor vehicle repair shop; premises 4312-4318 Church avenue, south side, 40 ft. 8 in. west of Troy avenue (Block 4897, Lots 7 and 10), Borough of Brooklyn.

822-45-BZ—Reopened September 27, 1949 as Volume II—Application, August 15, 1947, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, for Max Blatman, owner, to permit in a business use district, the change in occupancy from public market to laundry (curtain cleaning business); (previously denied by the Board); premises 1573-1575 McDonald avenue, east side, 140 ft. north of Avenue N (Block 6564, Lot 58), Borough of Brooklyn.

486-51-A—1573-1575 McDonald avenue, east side, 140 ft. north of Avenue N (2nd floor); (Block 6564, Lot 58), Borough of Brooklyn.

229-49-BZ—Reopened September 11, 1951 as Volume II—Application, July 2, 1951, under 7h of the zoning resolution, of Joseph B. Klein, applicant, for Peter I. Feinberg, owner, (Milton Zellermyer, lessee), to permit in the residence use district portion of plot, the parking of motor vehicles for a term of years, for patrons and employees—no fee to be charged; premises 1677 Bruckner boulevard, northwest corner of Fteley avenue (Block 3721, Lots 1 and 8), Borough of The Bronx.

367-51-BZ—Application, May 9, 1951, under sections 7f and 7i of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, for Flood Oldsmobile Co., Inc., owner, to permit in a business use district, the erection and maintenance of a building to be used as an automobile show-room, sales-room, motor vehicle repairs, auto-painting, welding, body repairs, parts storage and office; and to permit a gasoline service station,

and the sale and display of used cars on open portion of lot (for franchised Oldsmobile dealer); premises 14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (Block 3659, Lot 1), Borough of Brooklyn.

368-51-A—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (2nd floor); (Block 3659, Lot 1), Borough of Brooklyn.

609-51-BZ—Application, September 12, 1951, under sections 21 and 7e of the zoning resolution, of Forst and Forst, applicants, for Artmar Realty Corp., owner (82-73 Res, Inc., lessee), to permit in the local retail use district portion of lot located in a residence and local retail use district, a cabaret; premises 82-73 Parsons boulevard and 158-02 to 158-10 82nd drive, southeast corner (Block 6859, Lot 14), Jamaica, Borough of Queens.

817-50-BZ—Reopened November 27, 1951 as Vol. II for consideration as to rehearing re change of zoning effective May 15, 1951 re—Application of William A. Lacerenza, applicant, for Napach Realty Corporation, owner, under section 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of stores with show windows and entrances beyond the permitted distance from the intersection; premises 352-360 Avenue S and 2083-2091 McDonald avenue, southeast corner (Block 7104, Lots 112 and 114), Borough of Brooklyn.

249-47-BZ—Reopened November 20, 1951, for consideration as to extension of term of variance—re Application of Jacob J. Gloster, applicant, for Dominick Lamacchia, owner, under section 7e of the zoning resolution, to permit in a business use district, for a term of years, change in occupancy from storage and office, to office, storage, and baling of waste paper; premises 596 Water street and 80 Montgomery street, northwest corner (Block 245, Lot 47), Borough of Manhattan.

83-17-BZ—Reopened October 23, 1951 as Volume II—Application, October 4, 1951, under sections 7e and 21 of the zoning resolution of Imre Chairman, applicant, for Samuel Begon, owner (Isador Ferleger, lessee), to permit in a residence and business use district, the rearrangement of stores, and the change in occupancy of one of the stores to a launderette; premises 581 Howard avenue, east side, 100 ft. 5 in. south of Pitkin avenue (Block 3512, Lot 36), Borough of Brooklyn.

1187-24-BZ—Reopened October 9, 1951 as Volume II—Application, August 28, 1951, under sections 7c and 7d of the zoning resolution of New York Telephone Company, owner, to permit in a residence use district, the extension of existing central telephone exchange building; premises 87-28 109th street, west side, 264.67 ft. south of Jamaica avenue and 87-29 108th street (Block 9298, Lots 91, 1, 55 and 56), Richmond Hill, Borough of Queens.

201-27-BZ—Reopened July 10, 1951 as Volume III—Application, June 13, 1951, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, for L. and R. Realty Co., Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles waiting to be serviced; with a show window and entrance (curb cut) more than the permitted distance from the intersection; premises 333-339 Reid avenue and 134-140 Chauncey street, southeast corner (Block 1692, Lot 6), Borough of Brooklyn.

483-29-BZ—Reopened January 30, 1951 as Volume II—Application, January 2, 1951, under sections 7c, 7i and

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7h of the zoning resolution of Lama, Proskauer and Prober, applicants, for Socony-Vacuum Oil Co., Inc., owner, to permit in a business use district, the addition of motor vehicle repairs and the parking and storage of more than five motor vehicles to existing gasoline service station, lubritorium, and auto laundry; and to permit the proposed increase and change of curb cuts, enclosure of pits and the installation of a pedestal sign, and to permit the omission of masonry piers and link chains; premises 2090 Bronxdale avenue and southwest corner of Brady avenue and White Plains road (Block 4283, Lot 1), Borough of The Bronx.

868-49-BZ—Reopened October 23, 1951 as Volume II—Application, September 13, 1951, under sections 7c and 7h of the zoning resolution, of Paul Friedman, applicant, for Max Geffner, owner (Max Geffner doing business as Geffner Motors, lessee), to permit in the residence use district portion of a plot located in a residence and retail district, the parking of motor vehicles for patrons and employees (no fee to be charged), accessory to existing adjoining showroom for sale and display of motor vehicles, accessories and parts by authorized dealer, motor vehicle repair shop and gasoline service station (previously granted by the Board—expires April 11, 1965) with an opening in south wall of existing building for ingress and egress; premises 224-02 to 224-06 Merrick boulevard and 134-01 to 134-17 224th street; southeast corner (Block 13105, Lots 33 and 41), Laurelton, Borough of Queens.

869-49-A—224-02 to 224-06 Merrick boulevard and 134-01 to 134-09 224th street, southeast corner (Block 13105, Lot 41), Laurelton, Borough of Queens.

384-51-BZ—Application, June 4, 1951, under section 21 of the zoning resolution, of Warren A. Sambach, applicant, for Reliance Federal Savings and Loan Association of Queens Village, owner, to permit in a manufacturing use, C area district, the extension of existing bank building, using more than the area permitted; premises 216-26 Jamaica avenue, south side, 97.75 ft. west of 218th street (Block 10759, Lot 161), Queens Village, Borough of Queens.

389-51-BZ—Application, May 16, 1951, under section 7f of the zoning resolution of John B. Snook Sons and Victor C. Farrar, applicants, for Carnegie Hall Auto Rental, Inc., owner, to permit in a business use district, the extension of garage use on West 56th street (Lot 40), presently used as a storage garage, to be extended into building located on Lot 39, presently used as a non-storage garage (three pleasure cars, balance dead storage); premises 108 to 112 West 56th street, south side, 150 ft. west of Avenue of the Americas (Block 1008, Lots 39 and 40), Borough of Manhattan.

390-51-A—108 to 112 West 56th street, south side, 150 ft. west of Avenue of the Americas (Block 1008, Lots 39, 40), Borough of Manhattan.

384-51-BZ—Application, October 23, 1951, under section 21 of the zoning resolution, of Ingram S. Carner, applicant, for Seaford Realty Corporation, owner, to permit in an unrestricted use, C area district, the erection and maintenance of a store (super market) using more than the area permitted; premises 15-07 122nd street, east side, 10.03 ft. south of 15th avenue (Block 4084, Lot 13), College Point, Borough of Queens.

41-51-BZ—Application, November 9, 1951, under section 7h of the zoning resolution, of Millard Henlein, applicant, for S. H. Kress and Co. (Samuel Gold, lessee), to permit in a restricted retail use district, the parking and storage of more than five motor vehicles for a term of three years; premises 351-353 1st avenue, west side, 4 ft. north of East 20th street and 355-357 East 20th street, north side, 60 ft. west of 1st avenue (Block 926, Lots 32, 33, 37 and 38), Borough of Manhattan.

168-51-A—Appeal from a decision of the fire commissioner, re transportation, storage and sale of combustible mixture, known as Revlon Nail Enamel Remover in glass containers, in New York City (quantity in containers not in conformity with Administrative Code requirements).

557-51-A—42-16 21st street (Van Alst avenue), west side, 115 ft. south of Bridge Plaza South (South Jane street); (Block 457, Lot 162), Long Island City, Borough of Queens.

758-51-A—2575 Ewen avenue, west side, 1000 ft. south of West 230th street (Block 3402, Lots 739, 741, 742), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 18, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, December 18, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

336-51-A—982 East 55th street, west side, 55 ft. north of Avenue H (Block 7738, Lot 77), Borough of Brooklyn.

182-51-A—138-140 Center street, east side, 73.4 ft. north of White street (Block 198, Lot 1), Borough of Manhattan.

702-51-A—38 Renwick street, east side, 125 ft. south of Spring street (Block 594, Lot 71), Borough of Manhattan.

619-51-A—61-43 Borden avenue, north side, 138.19 ft. west of 64th street (attic floor); (Block 2366, Lot 51), Maspeth, Borough of Queens.

641-51-A—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue (Block 1220, Lot 63), Borough of Brooklyn.

723-51-A—5050 Iselin avenue, southeast corner of Delafield avenue (Block 3415-T, Lot 1), Borough of The Bronx.

536-51-A—175 Pacific street, north side, 250 ft. east of Clinton street (Block 286, Lot 42), Borough of Brooklyn.

752-51-A—1318-1338 Greene avenue, east side, 41 ft. 5 in. south of Myrtle avenue (Block 3298, Lot 15), Borough of Brooklyn.

793-51-A—321-341 Rider avenue, northwest corner of East 140th street; 322-338 Canal place, northeast corner of East 140th street; 221-227 East 140th street, north side, from Rider avenue to Canal place (Block 2340, Lot 186), Borough of The Bronx.

691-51-A—165-25 147th avenue, northwest corner of 167th street (Block 13296, Lot 14), South Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 8, 1952, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 8, 1952, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

392-28-BZ—Reopened October 9, 1951 as Volume II—Application, August 21, 1951, under sections 7c, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober,

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applicants, for Socony Vacuum Oil Co., Inc., owner, to permit in a retail use district, the demolition and reconstruction of existing gasoline service station (previously granted by the Board) to be used as gasoline service station, lubritorium, car washing, motor vehicle repairs and to permit an entrance more than the permitted distance from the intersection; premises 109-45 Francis Lewis boulevard and 206-01 Hollis avenue, northeast corner (Block 10913, Lot 33), Bellaire, Borough of Queens.

725-51-A—109-45 Francis Lewis boulevard and 206-01 Hollis avenue, northeast corner (Block 10913, Lot 33), Bellaire, Borough of Queens; (under section 35 of the General City Law re bed of mapped street—proposed widening of Francis Lewis boulevard).

388-39-BZ—Reopened May 15, 1951 as Volume II—Application, April 12, 1951, under sections 7b and 7c of the zoning resolution of Jay M. Spinner, applicant, for Irving Lippman, owner, to permit in the residence use portion of a plot located in a residence, business and unrestricted use district, the extension of existing building into residence use district portion of plot; premises 1203-1217 DeKalb avenue, north side, 76 ft. 8½ in. east of Bushwick avenue (Block 3231, Lots 33 to 39), Borough of Brooklyn.

207-51-BZ—Application, March 27, 1951, under section 21 of the zoning resolution, of Julius S. Rapson, applicant, for Mrs. Gussie Hudak, owner, to permit in a residence use, F area district, the maintenance of existing porch extending into required front set-back; premises 47-10 159th street, west side, 80 ft. south of Laburnam avenue (47th avenue); (Block 5488, Lot 37), Flushing, Borough of Queens.

361-51-BZ—Application, May 16, 1951, under section 7h of the zoning resolution, of Theodore S. Nilsen, applicant, for Vito A. Candeloro, owner (Charles De George, lessee), to permit in the residence use portion of a lot located in a residence and unrestricted use district, the parking and storage of motor vehicles for a term of years; premises 434-436 East 109th street, south side, 49 ft. west of Franklin D. Roosevelt drive (Block 1702, Lots 30 and 31), Borough of Manhattan.

457-51-BZ—Application, June 28, 1951, under sections 7c and 7i of the zoning resolution of Arthur H. Haaren, applicant, for Kesbec, Inc., owner, to permit in a residence and business use district, the extension of existing building and use of existing gasoline service station, store, lubrication and the parking of more than five motor vehicles with the addition of car washing and motor vehicle repairs; with a roof sign nearer to park than permitted; premises 350-360 East 170th street, southeast corner of Teller avenue (Block 2782, Lot 101)—(formerly 101, 102, and 103), Borough of The Bronx.

506-51-BZ—Application, July 20, 1951, under section 7e of the zoning resolution of Lana, Proskauer and Prober, applicants, for Leo Sciarrelli, owner, to permit in a residence use district, the erection and maintenance of an automobile laundry conducted as the principal business (Hi-Speed Auto Laundry); premises 8849 to 8857 17th avenue, east side, 115 ft. 4¾ in. south of Cropsey avenue (Block 6462, Lot 11), Borough of Brooklyn.

555-51-BZ—Application, August 8, 1951, under sections 7e, 7f and 7i of the zoning resolution of Lester H. Maxon, applicant, for Wavecrest Construction Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, accessory sales, lubritorium, car laundry, motor vehicle repairs and office for a term of fifteen years; premises 105 Beach 19th street, west side, 393.03 ft. south of Seagirt avenue (Block 290, Lot 25), Far Rockaway, Borough of Queens.

556-51-A—Applicant pursuant to Section 36 of the General Law to permit the erection of a building on a lot not fronting on a legally mapped street; premises 105 Beach 19th street, west side, 393.03 ft. south of Seagirt avenue (ground floor); (Block 290, Lot 25), Far Rockaway, Borough of Queens.

559-51-BZ—Application, August 9, 1951, under sections 7c and 7i of the zoning resolution, of Edward Sharf, applicant, for Causeway Service Station, Inc., owner, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station; to include gasoline service station, storage and sale of auto accessories, machine shop, motor vehicle repairs, brake testing, wheel alignment and office; premises 133-02 Jamaica avenue and 87-01 to 87-09 133rd street, southeast corner (Block 8341, Lots 1, 3), Richmond Hill, Borough of Queens.

689-51-BZ—Application, October 25, 1951, under sections 7e and 7h of the zoning resolution, of Herman Horowitz, applicant, for Stephen Carlton Clark, owner (Jacob A. Goldstein, lessee), to permit in a residence use district, the parking and storage of motor vehicles; premises 15-25 West 72nd street, north side, 200 ft. west of Central Park West, and 10-18 West 73rd street (Block 1125, Lot 24), Borough of Manhattan.

270-51-A—200 Remsen avenue, west side, 236 ft. south of East 53rd street (Block 4607, Lot 6), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 8, 1952, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, January 8, 1952, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

652-51-SA—Reliable Viscolators, Types P and PC, Models P1, P2, P3, P4, PC1, PC2, PC3 and PC4.

174-51-SA—Standard Gehnrich Indirect Gas Fired; Electric and Steam Heated Recirculating Truck Type Oven.

624-51-SA—Hudson Indirect Gas Heated Oven, Series No. 1200 (for temperature up to 300° F.)

657-50-SM—Panelyte Wallboard.

750-50-SA—Detrex Model "525" Drycleaner process.

476-50-SA—Haughton Type B-1 Elevator Car Gate Contact.

406-51-SA—Homart Gas Conversion Burner, Models 546.175, 546.175.1, 546.175.2, 546.225, 546.225.1 and 546.225.2

486-39-SM—United States Gypsum Sheetrock and Samson Wallboard; (reopened November 16, 1948 re amendment of resolution as to change of edge on face of board.

159-51-A—32-09 Douglaston parkway (also known as 600 West drive), northeast corner of Manor road (Block 8031, Lot 1), Douglaston, Borough of Queens.

712-51-A—205 East 67th street, north side, 100 ft. east of 3rd avenue (Block 1422, Lot 5), Borough of Manhattan.

794-51-A—35-69 166th street, northeast corner of Crocheron avenue (Block 5290, Lot 6), Flushing, Borough of Queens.

541-50-A—12-14 West 18th street, south side, 280 ft. west of 5th avenue (Block 819, Lot 53), Borough of Manhattan.

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806-51-A—2529-2565 Gerritsen avenue, northeast, 239.25 ft. southeast of Avenue X (2nd floor and roof); (Block 8590, part of Lot 600), Borough of Brooklyn.

804-51-A—411-413 West 51st street, north side, 150 ft. west of Ninth avenue (Block 1061, Lot 23) Borough of Manhattan.

875-51-A—Super block bounded by Euclid avenue, north side, from Linden boulevard to Sutter avenue (Blocks 4263, 4264, 4265, 4278, 4279, 4459, 4460, 4482, and 4483A, All Lots), Borough of Brooklyn (Cypress Homes).

HARRIS H. MURDOCK, *Chairman*.

JANUARY 15, 1952, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 15, 1952, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

471-51-BZ—Application, June 15, 1951, under sections 7c and 21 of the zoning resolution, of Herman M. Cole, applicant, for Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a retail 1 use district, the extension of existing department store with proposed relocation of fire wall and proposed fifth floor; premises 121-137 Fordham road, north side, from Creston avenue to Grand Concourse, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

472-51-A—121-137 Fordham road, north side, from Grand Concourse to Creston avenue, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

607-51-BZ—Application, September 5, 1951, under section 7e of the zoning resolution of Lama, Proskauer & Prober, for John Pasta as *Attorney* for the Estate of Alice A. Pierce, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage of accessories, motor vehicle repairs and office, and to permit the parking of motor vehicles waiting to be serviced; premises 79-02 to 79-04 162nd street and 161-01 to 160-11 Union Turnpike, northwest corner and 161-02 to 161-12 79th avenue (Block 6842, Lots 16 and 18), Flushing, Borough of Queens.

655-51-BZ—Application, October 8, 1951, under section 7e of the zoning resolution, of James E. Casale, for The Brooklyn Improvement Co., owner, to permit in a residence use district, the change in occupancy from residence, to business use (offices) and residence; premises 8 East 65th street, south side, 175 ft. east of Fifth avenue (Block 1379, Lot 64), Borough of Manhattan.

590-29-BZ—Reopened May 1, 1951 as Volume II—Application, April 6, 1951, under sections 7f, 7i and 7e of the zoning resolution of C. Corey Mills, for Nathan Gottesman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, and the sale and service of five used cars for a term of twenty years; premises 1032-1044 Myrtle avenue, south side, 182.4 ft. east of Sumner avenue (Block 1585, Lot 14), Borough of Brooklyn.

202-51-BZ—Application, March 26, 1951, under sections 7c and 21 of the zoning resolution, of Abraham N. Horwitz, for Joseph J. Noe, owner, to permit in a residence use, E area district, the erection and maintenance of an extension to existing factory, without the required rear yard, and nearer to the street line than is permitted; premises 1952 Mayflower avenue, east side, 120 ft. south of Wilkinson avenue (Block 4232, Lots 23 and 26), Borough of The Bronx.

332-51-BZ—Application, May 8, 1951, under section 7e of the zoning resolution of Charles N. and Selig Whinston, for George J. Coker, owner, to permit in a residence use district, the change in occupancy from garage for six private cars and dwelling—to garage (for three motor vehicles), caterer's kitchen and two dwellings, for a term of twenty-five years; premises 167 East 73rd street, north side, 180 ft. east of Lexington avenue (Block 1408, Lot 27), Borough of Manhattan.

89-38-BZ—Vol. II—Reopened April 24, 1951 as Volume II—Application, March 28, 1951, under sections 7e, 7f, 21 of the zoning resolution of Herman Kron, applicant, for Isaac T. Flatto, owner, to permit in a business use district portion of a lot located in a residence and business use district, the erection and maintenance of a garage (C area) for more than five motor vehicles using more than the area permitted and with roof parking; premises 714 Cypress avenue and 1682 Palmetto street, southeast corner (Block 3449, part of Lot 6), Ridgewood, Borough of Queens.

276-49-BZ—Reopened November 7, 1951 as Volume II—Application, October 10, 1951, under section 7h of the zoning resolution of Lama, Proskauer and Prober, for Louis F. X. Santangelo, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of five years; premises 38-42 Henry street, south side, 339 ft. west of Market street (Block 277, Lots 37 and 38), Borough of Manhattan.

250-51-BZ—Application, April 9, 1951, under section 7e of the zoning resolution of A. H. Salkowitz, for Otto and Erna May, owners, to permit in a residence and local retail use district, a used car lot in the local retail use district portion of lot; premises 155-05 Northern boulevard, northeast corner of 155th street (Block 5271, Lot 7), Flushing, Borough of Queens.

375-51-BZ—Application, May 29, 1951, under section 7e of the zoning resolution of M. Martin Elkind, for Almoros Realty Corp., owner (Almoros Realty Corp., lessee), to permit in a residence use district, the change in occupancy of an apartment in a class A (multiple dwelling) from residence use to telephone interception service; premises 42-54 Judge street and 85-01 Elmhurst avenue, southwest corner (Block 1518, Lot 44), Elmhurst, Borough of Queens.

616-51-BZ—Application, September 5, 1951, under section 7h of the zoning resolution of Herman Kron, for 849-1st Avenue Corporation, owner (Morris Robbing, lessee), to permit in a restricted retail use district, the parking and storage of more than five motor vehicles for a term of years; premises 849-851 1st avenue, west side, 550.3 ft. north of East 47th street (Block 1340, Lots 25, 27 inclusive), Borough of Manhattan.

653-51-BZ—Application, October 8, 1951, under section 7h of the zoning resolution of Joseph Schafren, for Northcrest Gardens Corp., owner (Parion Theatre Corp., lessee), to permit in the residence use portion of a plot located in a residence and business use district, the parking and storage of motor vehicles; premises 153-25 79th avenue, north side, 100.27 ft. west of Parsons boulevard (Block 6815, Lot 23 and part of Lot 20), Flushing, Borough of Queens.

683-51-BZ—Application, October 16, 1951, under section 7h of the zoning resolution of Paul Friedman, for Board of Transportation (John Scala and Patrick Scala, doing business as Scala Contracting Co., lessee), to permit in a residence and business use district, an automobile laundry conducted as the principal business of the establishment, and to permit the parking and storage of motor vehicles for a term of years; premises 291-359 10th street, northeast corner of 4th avenue (Block 1010, Lot 1), Borough of Brooklyn.

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179-28-BZ—Reopened October 23, 1951 as Volume II—Application, September 28, 1951, under sections 7c, 7i and 7e of the zoning resolution of J. G. L. Molloy, for Shell Oil Co., Inc., owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station, to include lubritorium, car washing, motor vehicle repairs and office; and to permit an advertising sign on arterial highway; premises 2504-2508 Boston Post road and 751-773 Mace avenue, northeast corner, and 2501 Wallace avenue (Block 4435, Lots 4 and 5), Borough of The Bronx.

132-42-BZ—Reopened October 23, 1951 as Volume II—Application, September 12, 1951, under section 7h of the zoning resolution of Morton S. Cahn, applicant, for Evadne, Incorporated, owner, to permit in a residence use district, the parking of motor vehicles for patrons of theatre (no fee to be charged) for a term of years; premises 37-36 83rd street, west side, 240 ft. south of 37th avenue (Block 1470, Lot 24), Jackson Heights, Borough of Queens.

227-43-BZ—Reopened October 9, 1951 as Volume II—Application, August 14, 1951, under section 7e of the zoning resolution of Burke, Morrison and Green, applicants for Endmur Realty Corporation, owner, to permit in a residence use district, the change in occupancy of a garage for more than five motor vehicles to storage of caskets and casket boxes; premises 31-45 41st street, east side, 350 ft. south of 31st avenue (Block 679, Lot 27), Astoria, Borough of Queens.

441-51-BZ—Application, June 12, 1951, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, for Joseph Coscia, owner, to permit in a residence use, C area district, the extension of existing building using more than the area permitted, the change of occupancy from garage for more than five motor vehicles, auto repair shop, lubrication and car washing; premises 353-367 91st street, north side, 154 ft. $\frac{5}{8}$ in. west of 4th avenue (Block 6081, Lots 77, 78 and 79), Borough of Brooklyn.

510-51-BZ—Application, July 3, 1951, under section 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, for David Sokoloff, owner, to permit in a residence use, C area district, the extension to existing business building using more than the area permitted, without the required rear yard, and required loading platform; premises 196-218 Kosciuszko street, south side, 125 ft. west of Tompkins avenue (Block 1785, Lots 20, 21 and 30), Borough of Brooklyn.

558-51-BZ—Application, August 9, 1951, under sections 7f, 7i, 7h and 7A of the zoning resolution, of Alfred H. Eccles, applicant, for Queensboro Investing Co., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of accessories, motor vehicle repairs and office; and to permit the parking of more than five motor vehicles waiting to be serviced, with an entrance more than the permitted distance from the intersection, all for a term of fifteen years; premises 68-22 Northern boulevard and 33-02 69th street, southwest corner (Block 1186, Lot 19), Jackson Heights, Borough of Queens.

603-51-BZ—Application, August 28, 1951, under sections 7c and 7i of the zoning resolution, of Andrew Di Camillo, applicant, for John J. Zogby, owner, to permit in a business and unrestricted use district, the erection and maintenance of a motor vehicle repair shop; premises 1154-1156 Atlantic avenue, south side, 106 ft. 7 in. east of Franklin avenue (Block 1199, Lot 12), Borough of Brooklyn.

618-51-BZ—Application, September 19, 1951, under section 21 of the zoning resolution of Jay M. Spinner, applicant, for 241 Utica Corporation, owner, to permit in

a business use, C area district, the extension of existing building on first floor, using more than the area permitted; premises 241 Utica avenue, east side, 40 ft. $1\frac{1}{4}$ in. south of St. Johns Place (Block 1385, Lot 10), Borough of Brooklyn.

647-51-BZ—Application, October 3, 1951, under sections 7f, 7h and 7e of the zoning resolution of George Angelastro, owner, to permit in a business use district the addition of a gasoline and oil selling service station to existing parking and storage of motor vehicles and used car sales lot, for a term of fifteen years; premises 535-549 Remsen avenue, east side, 100 ft. east of Church avenue (Block 4687, Lots 12, 14 and 17), Borough of Brooklyn.

464-47-BZ—Reopened December 11, 1951, as Volume II for consideration as to rehearing re amendment as per revised plans re-Application of Lama, Proskauer, and Prober, applicants, for American Auto Parts Co., owner, under section 7c of the zoning resolution, permitting in a residence use district, the extension to existing gasoline service station and accessory building; and the addition of auto laundry, brake testing, office and wheel alignment to existing motor vehicle repair shop, machine shop, sales and storage of auto parts and offices; premises 112-02 to 112-20 Atlantic avenue; 94-02 to 94-10 113th street, southwest corner and 94-01 to 94-09 112th street (Block 9398, Lots 1, 3, 5 and 7), Richmond Hill, Borough of Queens.

565-50-A—50-64 Berry street, west side, from North 10th to North 11th street (2nd and 3rd floors); (Block 2296, Lot 14), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 15, 1952, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, January 15, 1952, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

310-51-A—8 East 63rd street, south side, 175 ft. east of 5th avenue (Block 1377, Lot 65), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 22, 1952, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 22, 1952, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

7-51-BZ—Reopened December 11, 1951 as Volume II for consideration as to rehearing re extension in height re-Application of Siegel & Green, for Senator Holding Corp., owner, under sections 7h and 21 of the zoning resolution, to permit in the business use, C area district portion of a lot located in a residence and business use district, the erection and maintenance of a business building (stores) using more than the permitted area, and to permit the parking of patron's motor vehicles in residence use portion of lot; premises 6717-6735 4th avenue, northeast corner of Senator street (Block 5851, Lot 1), Borough of Brooklyn.

556-26-BZ—Reopened October 23, 1951 as Volume III—Application, September 25, 1951, under sections 7c and 7f of the zoning resolution, of Fred C. Dahlem, for Avonzel Corporation, owner (Connor Realty Corp., lessee), to permit in a business use district, the reconstruction and extension of existing gasoline service station

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to include lubritorium, car washing and office; and to permit the continuation of existing parking and storage of more than five motor vehicles; premises 2418 Amsterdam avenue and 501 West 180th street, northwest corner (Block 2152, Lots 82, 83, 84 and 85), Borough of Manhattan.

709-41-BZ—Reopened December 11, 1951 as Volume II—Application, November 14, 1951, under section 7c of the zoning resolution, of Charles M. Spindler, for Estate of John T. Dooling, owner, to permit in a retail use district, the proposed reconstruction and extension of former gasoline service station to include auto washing, lubrication, sale and storage of auto accessories, and office; premises 1926 East 177th street (Cross Bronx Expressway), southwest corner of Newbold avenue (Block 3795, Lots 27, 30 and part of Lot 31), Borough of The Bronx.

542-48-BZ—Reopened September 18, 1951 as Volume II—Application, July 18, 1951, under section 21 of the zoning resolution, of Jacob Bookshin, for 89 Hicks Street Corporation, owner, to permit in a residence use, B area district the erection and maintenance of a class A multiple dwelling using more than the area permitted; premises 128-130 Hicks street, west side, 45 ft. south of Clark street (Block 235, Lot 44), Borough of Brooklyn.

922-50-BZ—Application, December 15, 1950, under section 7h of the zoning resolution, of Louis Sanders, for Thomas Jerome, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of five years; premises 183-185 Vermont street, east side, 100 ft. south of Atlantic avenue (Block 3689, Lot 10), Borough of Brooklyn.

447-51-BZ—Application, June 21, 1951, under sections 7f, 7i and 7h of the zoning resolution, of Burke, Morrison and Green, for Frank Wiberg, owner, Sidney B. Smith, lessee (doing business as Sid Service Station), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto-washing, accessory sales and storage, motor vehicle repairs and office; and to permit the parking of more than five motor vehicles waiting to be serviced; for a term of fifteen years; premises 118-09 to 118-11 Rockaway boulevard, north side, 47.56 ft. east of 118th street (and 118-06 to 118-08 115th avenue); (Block 11662, Lots 8, 9 and 22), Ozone Park, Borough of Queens.

602-51-BZ—Application, September 5, 1951, under section 7h of the zoning resolution, of Robert Gottlieb, for Hermany Farms, Inc., owner, to permit in a residence

use district, the parking and storage of milk delivery trucks on westerly portion of plot in conjunction with existing bottling plant, for a term of three years; premises 2338 Hermany avenue, south side, 341 ft. west of Zerega avenue (Block 3697, Lots 19, 21, 25), Borough of The Bronx.

648-51-BZ—Application, September 28, 1951, under sections 7f and 7i of the zoning resolution, of Old Peoples Home of The Eastern Missionary Association, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sales and storage of accessories, motor vehicle repairs and office; premises 3574 East Tremont avenue and 2896 Lafayette avenue, southwest corner (Block 5543, Lot 6), Borough of The Bronx.

732-51-BZ—Application, October 15, 1951, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, for Elihu Kunin, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car-washing, storage and sale of accessories, motor vehicle repairs and office, and to permit the parking of motor vehicles waiting to be serviced; for a term of fifteen years; premises 1151-1157 Utica avenue and 5001-5011 Clarendon road, northeast corner (Block 4761, Lots 37 and 39), Borough of Brooklyn.

779-51-BZ—Application, November 20, 1951, under section 7c of the zoning resolution, of Loshen and Lazarus, for Caesar Manufacturing Co., owner, to permit in an unrestricted and residence use district, the erection and maintenance of a building to be used for factory purposes; premises 66-67 69th street, southeast corner of 66th drive (Block 3050, Lot 63), Middle Village, Borough of Queens.

784-51-BZ—Application, November 14, 1951, under section 7h of the zoning resolution, of Lama, Proskauer and Prober, for Kendale Building Corp., owners, to permit in a residence use district, the parking and storage of motor vehicles for a term of two years; premises 2182-2206 Ocean avenue, west side, 86 ft. 7 in. south of Quentin road (Block 6802, Lots 14, 18 and 23), Borough of Brooklyn.

591-51-A—Vol. II—4309 Broadway, west side, 37 ft. 3½ in. south of West 184th street and 710 West 184th street (balcony); (Block 2180, Lots 114 and 115), Borough of Manhattan; (reopened December 11, 1951).

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 11, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, November 14, 1951, were approved as printed in the Bulletin of November 20, 1951, Vol. 36, No. 47.

ZONING APPLICATIONS.

89-38-BZ—Vol. II

APPLICANT—Herman Kron, for Isaac T. Flatto, owner.
SUBJECT—Application reopened April 24, 1951—re Appli-

cation (decision of the borough superintendent) under sections 7e, 7f and 21 of the zoning resolution, to permit in a business use district portion of a lot located in a residence and business use, C area district, the erection and maintenance of a garage for more than five motor vehicles, using more than the area permitted and with roof parking.

PREMISES AFFECTED—714 Cypress avenue and 1682 Palmetto street, southeast corner (Block 3449, part of Lot 6), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to January 15, 1952, 10 A.M. for further consideration after applicant has filed revised plans.

276-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis F. X. Santangelo, owner.

SUBJECT—Application reopened November 7, 1951—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—38-42 Henry street, south side, 339 ft. west of Market street (Block 277, Lots 37 and 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Louis F. X. Santangelo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952, 10 A.M. for inspection and decision without further argument.

250-51-BZ

APPLICANT—A. H. Salkowitz, for Otto and Erna May, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district, a used car lot in the local retail use district portion of lot.

PREMISES AFFECTED—155-05 Northern boulevard, northeast corner of 155th street (Block 5271, Lot 7), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz, Irving Kopf and Otto May.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952, 10 A.M. for inspection and decision without further argument.

375-51-BZ

APPLICANT—M. Martin Elkind, for Almoros Realty Corp., owner (Alert Telephone Sec. Service, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of an apartment in a Class A (multiple dwelling) from residence use to telephone interception service.

PREMISES AFFECTED—42-54 Judge street and 85-01 Elmhurst avenue, southwest corner (Block 1518, Lot 44), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: Marguerite E. Kerner, R. Brown, K. Spix, Geanne C. Baggini and H. Prey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952, 10 A.M. for inspection and decision without further argument.

616-51-BZ

APPLICANT—Herman Kron, for 849 1st Ave. Corp., owner (Morris Robbing, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district, the parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—849-851 1st avenue, west side, 550.3 ft. north of East 47th street (Block 1340, Lots 25 to 27 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron and Wm. R. Altman.

For Opposition: J. E. Cohen, Samuel Ratner and C. S. Reilley.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952, at 10 A.M. for inspection and decision without further argument.

653-51-BZ

APPLICANT—Joseph Schafran, for Northcrest Gardens Corp., owner (Parion Theatre Corp., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use portion of a plot located in a residence and business use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—153-25 79th avenue, north side, 100.27 ft. west of Parsons boulevard (Block 6815, Lot 23 and part of Lot 20), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Opposition: Vincent Forchelli, Joseph P. Ogulnik and Frederick M. Kopf.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952, at 10 A.M. for inspection and decision without further argument.

683-51-BZ

APPLICANT—Paul Friedman, for Board of Transportation, City of New York, owner (John Scala and Patrick Scala, doing business as Scala Contracting Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, an automobile laundry conducted as the principal business of the establishment, and to permit the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—291-359 10th street, northeast corner of 4th avenue (Block 1010, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and John Scala.

For Opposition: Harold A. Bowie, M. Callahan, J. Mazurkiewicz, John P. Budney, K. Glanz, Catherine Cooney, Joseph Birmingham, A. J. Grillo, Marie E. Wilson, Frances Farrell, Stanley Mazurkiewicz and Benjamin W. Schwartzberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952, at 10 A.M. for inspection and decision without further argument.

MINUTES

166-20-BZ—Vol. II

APPLICANT—George L. Bosquet, for George F. Rohe, owner (Bay Motors, lessee).

SUBJECT—Application reopened May 22, 1951—re Application (decision of the borough superintendent) under sections 7c, 7e and 7i of the zoning resolution, to permit in a residence and business use district, the addition of showroom and motor vehicle repair shop to existing non-storage garage for more than five motor vehicles and gasoline service station.

PREMISES AFFECTED—209-30 Northern boulevard, south side, 200 ft. east of Oceania street (Block 7309, Lots 13 and 47), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Trapani.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (166-20-BZ—Vol. II)

WHEREAS, George L. Bosquet, for George F. Rohe, owner, Bay Motors, lessee, filed April 7, 1951, an application under sections 7c, 7e and 7i of the zoning resolution, to permit in residence and business use districts, the addition of showroom and motor vehicle repair shop to an existing non-storage garage for more than five motor vehicles and gasoline service station, affecting premises 209-30 Northern boulevard, south side, 200 ft. east of Oceania street (Block 7309, Lots 13 and 47), Bayside, Borough of Queens; and

WHEREAS, this application was reopened as Vol. II on May 22, 1951, subject to the regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on November 14, 1951, after due notice by publication in the Bulletin; laid over to November 20, 1951, for further consideration after the Board has obtained records from the Fire Department; and laid over to December 11, 1951, for inspection by a committee of the Board, and for hearing after the inspection; and

WHEREAS, the district maps accompanying the zoning resolution show that Northern boulevard is in a business use, D area and Class 1 height district; Oceania street and the site are in a residence and business use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 24, 1951, acting on Alt. Applic. 233-51, read:

"1. The conversion of an existing non-storage garage for more than five (5) motor vehicles and gas station located partly in a business and partly in a residence use district to garage for more than five motor vehicles, motor vehicle repairs, showroom and gasoline service station is contrary to Art. II, Sec. 3 and Art. II, Sec. 4 (a) (29 and 46) of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 200 ft. in depth, on which is located a building 49 ft. 10 in. front by 116 ft. in depth, irregular, one story, 17 ft. in height, of Class 3 construction, presently used as storage garage for more than 5 motor vehicles (C.O. 1953-21-N.B. 250-20); that it is proposed to permit the existing garage for more than five motor vehicles to be used as a showroom, servicing and motor vehicle repairs to cars dealt in as a franchised dealer of Cadillac motor cars; and

WHEREAS, the applicant contends that the two existing 550-gallon tanks and pumps were approved under Applic. 1394 of 1922, F.D. Permit #335110 and under Applic. #1146-1930; that the building has been practically under continuous occupancy by franchised dealers in new cars who, in the course of conducting their business, service new cars

and repair cars used in trade-in; that the present occupant is in the same business and without being able to do auto repair would be unable to function as a franchise dealer of Cadillac cars; that since this use was never legalized, the Board is respectfully requested to grant such use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the existing building was subject to an application for variance under Volume I and the variance granted was for a garage on the lot as proposed, 50' frontage by 100' in depth, and not for the depth of building as constructed and not including the premises through to 45th Road; and

WHEREAS, the gas station at the front appears to have been permitted by the Fire Department without reference to the Board's action on March 30, 1920; and

WHEREAS, the adjoining lots to the west and east are occupied for sales and parking as accessory to the main use on Lot 13, without approval by the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions f, e and i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7i, to permit, in addition to the uses heretofore permitted under Vol. 1 of this application on March 30, 1920, motor vehicle repairing in connection with cars being serviced by the agency, *on condition* that such work shall be mainly with hand tools and may include such servicing as is usually carried on in similar sales agencies; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the masonry extension at the rear for boiler room projecting into the residence district may be continued under section 7e for a term of ten (10) years, but shall not be increased in height or area and shall not be extended to additional premises and frame extension shall be removed; that under section 7f, the existing exterior gasoline pumps and tanks may be continued for a term of ten (10) years, while the premises are as presently occupied; that the plot in the rear facing on 45th road shall not be used in conjunction with this building unless a variance is granted by this Board for such use and there shall be no entrance to the basement from the building from such lot to the building except there may be a door not over 3 ft. 8 in. in width, to be used as an entrance and exit; that the cellar shall be used for no other use and shall not be used for the storage of motor vehicles as proposed, all as shown on plans filed with this application marked "Received April 7, 1951," 9 sheets; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

1051-21-BZ—Vol. II

APPLICANT—Anthony T. Nappi, for Mary Nappi, owner.

SUBJECT—Application reopened June 5, 1951—re Application (decision of the borough superintendent) under sections 7c, 7e and 7f of the zoning resolution, to permit in a residence and business use district, the additional use of a gasoline service station, auto washing, lubrication, sale of auto accessories and office; and the parking of motor vehicles waiting to be serviced—to existing garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—1820-1832 Cropsey avenue and 231-243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony T. Nappi.

For Opposition: Abram Shlefstein, W. Scheinberg and Aaron L. Rosenthal.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1051-21-BZ—Vol. II)

WHEREAS, Anthony T. Nappi for Mary Nappi, owner, filed May 21, 1951 an application under sections 7c, 7e and 7f of the zoning resolution, to permit in residence and business use districts, the additional use of a gasoline service station, auto washing, lubrication, sale of auto accessories and office, and the parking of motor vehicles waiting to be serviced, to existing garage for more than five motor vehicles and motor vehicle repair shop (previously granted by the Board), affecting premises 1820 and 1832 Cropsey avenue and 231 to 243 Bay 19th street, southeast corner (Block 6464, Lots 16 and 24), Borough of Brooklyn; and

WHEREAS, this application was reopened as Volume II on June 5, 1951, subject to regular procedure, to consider additional use; and

WHEREAS, a public hearing was held on this application on October 16, 1951, after due notice by publication in the Bulletin; laid over to October 30, 1951, at request of objectors' representative; laid over to November 20, 1951, for inspection and decision without further argument; and laid over to December 11, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Cropsey avenue is in a business use, D and A areas and class 1½ height district; Bay 19th street, Bay 20th street and the site are in residence and business use, A area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1951 acting on Alt. Applic. 1548-51, reads:

"The proposed change in use of the premises from garage for more than five cars and motor vehicle repair shop to garage for more than five motor vehicles, motor vehicle repair shop, gasoline selling station, auto washing, auto lubrication, office, sale of auto accessories and parking of autos waiting for service and the reconstruction and structural alteration as proposed partly within a residence and partly within a business use district is contrary to the Zoning Resolution Art. II Sect. 3 and Sect. 4(a) (15) and (46).

These premises were the subject of action by the Board of Standards and Appeals under Cal. 1051-21-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 111 feet frontage by 150 feet in depth, and are presently developed with a one-story, 15-foot high masonry building of class 3 construction, having a frontage of 60 feet and a depth of 120 feet 6 inches; that the building is being used for public garage for more than 5 cars and motor vehicle repair shop (previously granted by the Board on plot 105 feet by 480 feet), for which certificate of occupancy 17409 (N.B. permit 13012-1922) has been issued; that the vacant land is presently used for parking of used and new cars for sale; that fire department permit F.D. 22661 is currently in effect to use the building; that it is proposed to remove the present front wall of the building at the Cropsey avenue side and reconstruct its wall 40 feet back of the building line; that it is further proposed to remove the present 550-gallon gasoline tank and dispensing pump and install six 550-gallon gasoline tanks and 6 approved parkway type dispensing pumps; that it is further proposed to occupy the premises as a garage for more than 5 cars, motor vehicle repair shop, gasoline selling station, lubritorium, auto laundry, sales and storage of accessories and parking of cars waiting to be serviced; and

WHEREAS, the applicant contends that Cropsey avenue is a principal traffic artery carrying a heavy volume of traffic,

which makes the subject premises particularly adaptable for development and use as a gasoline service station; that the properties adjoining on the east, lots 27, 34, 35 and 36, have their rear yards to the property in question and are further separated from the premises by a narrow strip of land (lot 26) which extends from Cropsey avenue to the center of the block a depth of 363 feet; that the building to the south (lot 1) is separated from the subject premises by a side yard, 8 feet in width; that the structure, as proposed, is to be of attractive design with approved parkway type pumps and would be more attractive than the existing building and that the building will occupy less area and bulk than a conforming use; that the plot has been reduced to 150 feet in depth; that the rear portion of the plot was sold to the Mill Realty Corp. on February 13, 1947 and deed was recorded in the Kings County Registers office in Liber 7080, page 594; that no certificate of occupancy has been obtained by the present tenant for the parking area, but that permit for 14 ft., curb cut has been obtained; that there is no record of permits for curb cuts to present building; that as of July 25, 1916 all of the property in question was in a business district, and on July 29, 1940, the present use designations became effective; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board whose verbal report recommended granting extension of the parking use but not the installation of the proposed gasoline station and motor vehicle repair shop; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution as to proposed extension of parking use into the residence area.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7, subdivision e, for a term of five (5) years, to permit the extension of the parking use now carried on under permit issued by the borough superintendent to be extended into the area into the residence use district, substantially as proposed and as indicated on plans filed with this application marked "Received May 21, 1951," 4 sheets, *on condition* that a woven wire fence of the chain link type shall be constructed on the interior lot lines to the south and east, as proposed and as indicated, and also along the line of Bay 19th street from the adjoining lot line to the wall of the existing one story building; that there shall be no openings in such fence at any point; that planting shall be maintained along such fence and along the street building line of Bay 19th street, as indicated on such plan; that such planting shall be of the suitable type and shall be protected with concrete curbing at least 12 in. in height; that the balance of the premises where not occupied by buildings shall be leveled and surfaced with bituminous paving, properly rolled; that the existing curb cuts, if legally permitted, may be maintained but not extended except that the existing curb cut to Cropsey avenue toward the west may be enlarged from 12 ft. to 25 ft.; that in all other respects the existing building and occupancy and the occupancy for parking in the residence use area as herein permitted shall comply with all laws, rules and regulations applicable thereto; that the portion of the parking area within the residence use district shall not be used for any other use and only for the parking of motor vehicles of the pleasure car type; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

684-28-BZ—Vol. III

APPLICANT—Hal I. Mirowitz, for Sophie Nemser, owner.

MINUTES

SUBJECT—Application reopened May 22, 1951—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of existing accessory building and the addition of motor vehicle repairs to existing gasoline service station, lubritorium, tire room with parking and storage of more than five motor vehicles on unoccupied portion of lot.

PREMISES AFFECTED—740-744 5th avenue and 322-332 24th street, southwest corner (Block 652, Lot 39), Borough of Brooklyn.

APPEARANCES—

For Applicant: Hal I. Mirowitz and Paul Nemser.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (684-28-BZ—Vol. III)

WHEREAS, Hal I. Mirowitz for Sophie Nemser, owner, filed April 25, 1951 an application under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension of existing accessory building and the addition of motor vehicle repairs to an existing gasoline service station, lubritorium, tire room, with parking and storage of more than five motor vehicles on unoccupied portion of lot (previously granted by the Board), affecting premises 740 to 744 5th avenue, and 322 to 332 24th street, southwest corner (Block 652, Lot 39), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. III on May 22, 1951 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on December 11, 1951 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 5th avenue and 24th street are in residence and business use, B area, class 1½ height districts; the site is in a business use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 20, 1951 acting on Alt. Applic. 130-51, reads:

"In a business use district, the proposed extension of an existing building and the change in occupancy from a "Gasoline Station, Lubritorium, Tire room, Boiler room and to use unoccupied portion of lot for the parking and storage of more than (5) motor vehicles" to "Gasoline Station, Lubritorium, Auto Washing, Tire room, boiler room, repairs of motor vehicles and parking and storage of more than 5 motor vehicles on unoccupied portion of lot" is contrary to Art. II Sec. 4(a) Sub. Div. 29 & 46 of the zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 2 in. frontage by 100 ft. in depth, on which is located a building 21 ft. front by 56 ft. in depth, of class 3 construction, used as lubritorium, tire room, boiler room, with parking and storage of more than five motor vehicles on the unoccupied portion of the lot of the existing gasoline service station; that the premises were originally developed with a gasoline service station, office and grease pits erected under permit No. 13176-29 for which certificate of occupancy 62030 was issued; that this service station was granted by the Board under Cal. 684-28-BZ and on September 15, 1942 the Board granted the additional use of parking and storage of more than five motor vehicles on the unoccupied portion of the lot; certificate of occupancy 108532 was issued; and

WHEREAS, it is proposed to maintain the present gas

station and accessory uses as previously granted by the Board and to erect a one-story extension having a frontage of 47 ft. and a depth of 38 ft. of class 3 construction; that it is further proposed to fill in the four greasing pits in the present accessory building and to install two modern hydraulic lifts in the new extension and to use the new extension for lubrication and car washing; that it is also proposed to add the additional use of minor automobile repairs; and

WHEREAS, the applicant contends that the additional use of minor automobile repairs is requested because a present day gas station cannot adequately operate without performing services beyond the sale of gasoline and since the minor repairs will be done within the accessory building, it cannot adversely affect the community; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 28, 1929 as amended by resolution adopted September 15, 1942, by adding thereto:

"that in the event the owner desires to extend the existing accessory building by adding a three bay extension for greasing and washing, as indicated on plans filed with this application, marked 'Received April 25, 1951' (4 sheets), such extension for the purposes as proposed may be constructed and the existing accessory building reconstructed as proposed toward the west, on condition that the building shall comply in all other respects with the requirements of the Building Code; that there shall be no openable openings in the rear wall; and under section 7i, to permit motor vehicle repairing, provided such repairing is with hand tools only and maintained solely within the accessory building; and to permit under section 7h, for a term of five years, the parking of motor vehicles waiting to be serviced on the premises, provided such parking is maintained toward the 24th street side, as indicated and does not interfere with the accessibility of the gasoline service and the accessory building; that in connection with such parking there may be an unilluminated sign not over 25 sq. ft. in area, attached to the accessory building, advertising the parking and storage use, the rates charged and such additional information as may be required by the commissioner of licenses; and that all permits required shall be obtained and all work completed within the requirements of section 22A of the zoning resolution and a new certificate of occupancy obtained."

296-32-BZ—Vol. IV

APPLICANT—Paul Friedman, for Kings Bay Realty Corp., owner (Irving Saltz and Edmund Papano, lessees); (conditional vendee: Regal Properties, Inc.)

SUBJECT—Application reopened July 17, 1951—re Application (decision of the borough superintendent) under sections 7e, 7f and 7A of the zoning resolution, to permit in the business use portion of a plot partly in a residence use district and partly in a business use district, for a term of ten years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sale of accessories with curb cuts and sign more than the permitted distance from the intersection.

PREMISES AFFECTED—115-123 Kings Highway, and 1626-1640 Stillwell avenue, northwest corner (Block 6253, Lot 21), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Commissioners Kleinert and Keating
Deputy Chief Guinee 3
Negative: Chairman Murdock 1

THE RESOLUTION (296-32-BZ—Vol. IV)

WHEREAS, Paul Friedman, for Kings Bay Realty Corp., owner, Irving Saltz and Edmund Papano, lessees (conditional vendee; Regal Properties, Inc.), filed November 15, 1950 an application under sections 7e, 7f and 7A of the zoning resolution, to permit in the business district portion of a plot partly in a residence use district and partly in a business use district, for a term of ten years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sale of accessories, with curb cuts and sign more than permitted distance from the intersection, affecting premises 115 to 123 Kings highway, and 1626 to 1640 Stillwell avenue, northwest corner (Block 6253, Lot 21), Borough of Brooklyn; and

WHEREAS, this application was reopened as Volume IV subject to regular procedure, for rehearing under sections 7f and 7e; and

WHEREAS, a public hearing was held on this application on October 16, 1951, after due notice by publication in the Bulletin; laid over to October 30, 1951, at request of representatives for objector; and then laid over to November 27, 1951, for inspection and decision without further argument; laid over to December 4, 1951, for inspection and decision; and laid over to December 11, 1951, for further consideration by the Board—hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that Kings highway is in a business use, D area, class 2 height district, and that Stillwell avenue and the site are in residence and business use, D area and class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 31, 1951, acting on N.B. Applic. 1393-50, reads:

"1. Proposed gasoline service station, auto washing, lubrication, office and sale of auto accessories, entirely within the business use portion of a plot located partly in a business use district and partly in a residence use district is contrary to Art. II Sections 3 & 4 (a) (46) of the Zoning Resolution.

2. Proposed curb cuts and sign on Stillwell Ave. located more than 25 feet from the intersection of Kings highway are contrary to Art. II, Section 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 108 feet, 4 $\frac{3}{8}$ inches frontage by 136 feet, 1 inch in depth, irregular, used for the sale and display of not more than five used cars, for which certificate of occupancy No. 118-47 was issued; that it is proposed to erect a gasoline service station, lubritorium, auto washing, office, and sales of accessories entirely in the business use portion of the premises; that it is further proposed to landscape the entire portion of the plot lying in the residence use district and the northerly and westerly sides of the business use district portion of the plot, so that no part of said landscaped area will be used for any purpose whatever; that it is further proposed to erect a parkway type station, occupying only 1502 square feet of the business use portion and none of the residence use portion of the plot, with driveways more than 25 feet from Kings highway; and

WHEREAS, the applicant states that Kings highway and Stillwell avenue are heavily trafficked streets which makes the premises particularly adaptable for development and use as a gasoline service station; that there is a demand for the use of these premises as a gas station and if this application is granted a substantial investment would be made to improve the property which could then be operated so as to yield a fair return; that there is no demand for the construction of a conforming use because the existing shopping facilities in the neighborhood are adequate for its needs and because the premises is not adaptable for development

for residence since it is largely in a business use district, is at the corner of two heavily trafficked intersections and adjoins one gas station and is opposite three others located at the three other corners of the same intersection; that the proposed arrangement as shown on plans will not adversely affect the neighborhood since attractive lawn and shrubbery buffers are proposed to separate the proposed use from adjoining premises; that more light and ventilation will be assured to neighboring properties than would be provided by a conforming building, and that the proposed use would be more desirable than many conforming uses, which could be established as a matter of right such as a diner and parking lot; that within the area of notification, there exist several other gas station uses, as follows: that in block 6253, lot 14; block 6253, lot 29; block 6618, lots 27 and 52, and block 6619, lot 53, there exist gasoline service stations in business and residence use; that the limitation of use to 10 years will serve as a protection of the neighborhood so that if the character of the neighborhood should change, the proposed gasoline service station use may be terminated; that a grant of the variance would benefit the city by increasing the taxable value of the real estate; that as to section 7A, the proposed curb cuts more than 25 feet from Kings highway would not adversely affect any one and at the same time would enable the owner to make better use of the location of the premises by facilitating ingress; that a grant of this application would enable the owner to obtain a beneficial use of the premises without harming any one, while a denial would deny the owner of the equality of privilege now enjoyed by others, to beneficially use its property; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7f of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of ten (10) years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received September 14, 1951" (5 sheets) and "September 18, 1951" (1 sheet), *on condition* that before filing plans with the department of housing and buildings, complete working drawings shall be submitted to the Board for further consideration and for the imposition of conditions; that such plan shall be filed within two (2) months from the date of this resolution; and for further consideration under Sections 7A and 7-e; and that after approval of plans, all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

436-37-BZ—Vol. II

APPLICANT—Henry George Greene, for Amp Auto Service, Inc., owner.

SUBJECT—Application reopened July 17, 1951—re Application (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—239-255 East 3rd street, north side, 90 ft. west of Avenue C and 292-298 East 4th street, south side, 90 ft. west of Avenue C (Block 386, Lots 32 and 33), Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy and Herbert Kain.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (436-37-BZ—Vol. II)

WHEREAS, Henry George Greene, for Amp Auto Service, Inc., owner, filed June 21, 1951, an application under sections 7f and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car-washing, lubritorium, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on the unbuilt upon portion of the plot (previously granted by the Board for parking and storage of more than five motor vehicles; last renewed by Board October 29, 1946, thence permit issued by Dept. of Housing and Buildings), affecting premises 239 to 255 East 3rd street, north side, 90 feet west of Avenue C, 292-298 East 4th street, south side, 90 feet west of Avenue C (Block 386, lots 32 and 33), Borough of Manhattan; and

WHEREAS, this application was reopened as Vol. II on July 17, 1951, subject to the regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on October 16, 1951, after due notice by publication in the Bulletin; laid over to October 30, 1951, at written request of objector; laid over to December 4, 1951, for applicant to file revised plans; and laid over to December 11, 1951, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue C is in retail and business use, B and D area and Class 1½ height districts; East 4th, East 3rd streets and site are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision to the borough superintendent, dated June 13, 1951, acting on amendment to N.B. Applic. 45-51, reads:

"1. Reconsideration is requested to accept proposed gasoline service station, car washing, lubritorium, office, storage and salesroom, and parking and storage of more than 5 motor vehicles in business use district.

2. Proposed use of premises complies with all provisions of Sec. 21-D, Art. V. of Z.R. Proposed use in business use district is contrary to Sec. 4, Art. II, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 172 ft. 11 in. and 57 ft. 10 in. front by 192 ft. 4 in. in depth, presently used for the parking and storage of motor vehicles and the storage of plumbing supplies; that it is proposed to erect a one-story building 62 ft. by 38 ft. 9 in. (irregular) to be used as a gasoline service station, lubritorium, car washing, storage and office; and

WHEREAS, the applicant contends that the East 4th street side of the site is being used for storage of plumbing supplies and the East 3rd street side is a parking lot; that it is proposed to combine the lots and erect thereon a gasoline service station; that as shown on plans filed with this application, the station will be accessible to East 3rd street only with the East 4th street side closed off; that the proposed building will be of the parkway type design that would be a credit to the neighborhood; that the general area is greatly in need of such services and this proposed use would in no way be harmful to the neighborhood; that lot 33, part of the present site was previously composed of lots 33, 34, 35 and 46 through 51; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions f, h and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application

be and it hereby is granted under section 7f, for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application marked "Received June 21, 1951," 3 sheets, and "September 18, 1951," 1 sheet, as amended by plan marked "Received November 15, 1951," 1 sheet, as superseded by amended plan marked "Received December 7, 1951," 1 sheet, on condition that the premises shall be leveled substantially to the grade of East Third street and shall be arranged as indicated on such plans; that there shall be no opening to East Fourth street; that across the lot at the building line on East Fourth street there shall be erected a new fence of the chain type with anchored steel posts not less than 5 ft. 6 in. in height; that a similar fence shall be erected where the wall of the accessory building does not occur along the northerly lot line and also along the westerly and easterly lot line, as indicated; that the accessory building shall be of the design and arrangement as proposed; that in all other respects the building shall comply with the requirements of the Building Code; that there shall be no cellar under the accessory building; that there shall be no windows on the rear lot line; that the gasoline pumps shall be located as indicated not nearer than 14 ft. from the base of the pumps to the street building line of East 3rd street; that the number of gasoline storage tanks shall be limited to eight (8) 550 gallon tanks; that the spaces where indicated to be planted shall be maintained with suitable planting material and protected with concrete curbing; that the sidewalks and curbing in front of the premises shall be reconstructed and maintained to the satisfaction of the borough president with not over four curb cuts as indicated, each curb cut not over 25 ft. in width; that the balance of the premises where not occupied by accessory building, pumps and planting areas shall be surfaced with concrete or bituminous paving; that under section 7h, for a term of five (5) years, where not occupied by the gasoline service area may be occupied for the parking and storage of motor vehicles of the pleasure car type and including such motor vehicles as are awaiting service; that under section 7i, there may be minor motor vehicle repairing with hand tools only, maintained within the accessory building; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, precluding all roof signs and all temporary signs but permitting the erection within the building line of a post standard for supporting a sign not at the points indicated on such plans and located so as to be not nearer than 50 ft. to either side lot line; that proper bumpers shall be maintained along the walls of the adjoining buildings and fences for protection; that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution.

559-47-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Abe Messinger, owner. (Ace Automobile Sales Co., lessee).

SUBJECT—Application reopened April 10, 1951—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office.

PREMISES AFFECTED—1122-1140 Coney Island avenue, west side, 100 ft. north of Avenue H. (Block 6498, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Benjamin B. Robin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

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THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (559-47-BZ—Vol. III)

WHEREAS, Lama, Proskauer and Prober, for Abe Messinger, owner (Ace Automobile Sales Co., lessee), filed March 12, 1951 an application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office (previously granted by the Board for the erection and maintenance of a building to be used as an automobile showroom, storage of parts, lubritorium, auto laundry and motor vehicle repair shop using more than the area permitted, the parking of more than five motor vehicles, and the sale and display of new and used cars, Lots 32 and 40), affecting premises 1122 to 1140 Coney Island avenue, west side, 100 feet north of Avenue H (Block 6498, Lot 41), Borough of Brooklyn; and

WHEREAS, this application was reopened as Volume III on April 10, 1951 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on October 3, 1951, after due notice by publication in the Bulletin; laid over to October 30, 1951, for inspection and decision without further argument—applicant to file revised plan showing the existing building that was erected on lots 32 and 40, and also an amended plan as to the proposed layout; laid over to November 14, 1951, for applicant to file a complete plan of the entire premises showing the building previously granted and the proposed new construction; laid over to November 20, 1951, for further consideration; and laid over to December 11, 1951, for further inspection and for decision—no further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue H, Coney Island avenue and the site are in a business use, C area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated March 12, 1951, acting on N.B. Applic. 119-51, reads:

"1. Proposed gasoline service station, office, lubritorium and motor vehicle repairs within a business district, is contrary to Art. 2, Sect. 4(29)(46) of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 feet frontage by 100 feet in depth, presently vacant, being used for the parking and storage of more than five motor vehicles; that it is proposed to remove the present use of parking and storage of motor vehicles and develop the site with a highly modern gasoline service station consisting of 8 buried 550-gallon gasoline storage tanks and 8 approved type gasoline pumps; that the accessory building to be erected will have a frontage of 150 feet and an irregular depth of 35 feet and 100 feet at the center portion; that the building will be one story, of class 3 construction and will contain the conjunctive uses of lubrication, office and motor vehicle repairs; and

WHEREAS, the applicant contends that the premises are presently being used for the parking and storage of more than five motor vehicles for which no permit is indicated in the department of housing and buildings; that this present use is in conjunction with lot No. 32 directly adjoining, which has the use of auto showroom and preparations of new cars for delivery; that both lots 32 and 41 were the subject under Cal. No. 559-47-BZ when the Board granted the right to use these lots for an automobile showroom and auto repairs, servicing and adjustments of cars dealt in by the agency, and also to use the open area for vehicles awaiting service and for vehicles offered for sale by the agency; that the buildings and uses granted by the Board under this calendar number were never installed on the southerly portion; that the proposed use of a gasoline station will be as much in keeping in the area as the previous unbuilt use

granted by the Board; that Coney Island avenue is a main auto lane leading across Brooklyn; that there are non-conforming uses in the affected area as follows: block 6685, lot 48 contains a gas station and block 6695, lot 76, contains a garage; that the gas station as proposed will be modern in design and an improvement to the community; and

WHEREAS, the property referred to is presently zoned as a business use, class 1¼ height, a C area district, and that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 13, 1949, Vol. II by adding thereto:

"... that in the event the owner desires not to construct the building as herein permitted but instead to develop the southerly portion of the plot known as Lot 41, as a lubrication and repair service building and for the sale of gasoline, such extension of use may be permitted, in lieu of the previous building and use permitted, as now proposed on plan marked "Received March 12, 1951," 4 sheets, as amended by plan marked "Received November 30, 1951," 1 sheet, on condition that complete working drawings shall be submitted for further consideration by the Board and for the imposing of conditions before such plans are filed with the borough superintendent; that such plan shall include the existing uses on the northerly portion of the plot as permitted by the Board as well as the proposed extension of use as herein permitted; that such plans shall be filed within two (2) months from the date of this resolution and after approval all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution, and for further consideration and for determining the term of the grant."

100-48-BZ—Vol. II

APPLICANT—Henry Nordheim, for John H. Bush, owner (Kesbec, Inc., lessee).

SUBJECT—Application reopened July 10, 1951—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the conversion of a building on plot into a motor vehicle repair shop.

PREMISES AFFECTED—1933-1959 Webster avenue, 1876-1892 Valentine avenue and 350-360 East 178th street, south side, from Valentine to Webster avenues (Block 2815, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (100-48-BZ—Vol. II)

WHEREAS, Henry Nordheim, for John H. Bush, owner, Kesbec, Inc., lessee, filed September 11, 1951 an application under sections 7c and 7i of the zoning resolution, to permit in a business use district the conversion of a building on a plot into a motor vehicle repair shop (previously withdrawn at request of applicant), affecting premises 1933-1959 Webster avenue, 1876-1892 Valentine avenue, and 350-360 East 178th street (Block 2815, Lot 1), Borough of the Bronx; and

WHEREAS, this application was reopened as Vol. II on July 10, 1951 subject to regular procedure, previously withdrawn; and

WHEREAS, a public hearing was held on this application on November 20, 1951 after due notice by publication in

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the Bulletin; and laid over to December 11, 1951, for inspection by a committee of the Board and for further consideration after inspection; and

WHEREAS, the district maps accompanying the zoning resolution show that Valentine avenue is in a residence and business use, B area, class 1¼ height districts; Webster avenue and the site are in a business use, B area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated August 15, 1951, acting on Alt. Applic. 684-50, reads:

"1—The proposed conversion of a building, in a Business Use Area, into a Motor Vehicle Repair Shop, is contrary to Article II, Section 4, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 285.53 ft. frontage by 132.07 ft. in depth, triangular in shape, on which is located a gasoline service station, a building for boiler maintenance supply, one used for auto ignition work, a building with seven stores, a lunch wagon, 6 groups of 5-car metal garages, three separate metal garages, and the building under appeal, which is 40 ft. by 30 ft. 4 in., one story, 16 ft. in height, of class 5 construction, located approximately in the northerly central part of the block bounded by Webster avenue, Valentine avenue and East 178th street; that it is mostly surrounded by metal garages on its three sides, the front of the building opening upon the center part of the site with entrance to it from East 178th street, where a passageway was left between metal garages; that the building is 40 ft. wide and 30 ft. 4 in. in depth, of metal and peak roof 16 ft. in height; that it is proposed to use the peaked roof metal building as a motor vehicle repair shop; and

WHEREAS, the applicant contends that this triangular shaped block, 2815, lot 1, between the three streets with all the varied structures thereon is under lease to Kesbec, Inc., who subleases the several buildings; that at the southerly point is a Kesbec gasoline station, and along Valentine avenue, after the gas station, is a boiler supply and maintenance building at 1878; at 1880 there is an auto ignition business and along Valentine avenue there are 15 one-car metal garages in three 5-car units; that east on 178th street there are two one-car metal garages, then the passageway to the central part of the site affording entrance but with no present curb cut to the building in question for motor vehicle repairing, then another 5-car metal garage unit and a lunch wagon; on Webster avenue, south from East 178th street, there is the lunch wagon, a five-car metal garage unit, a small storage shed, 7 taxpayers and the gasoline station at the point; that on the north central portion of the site there are a two car metal garage, a five car garage metal unit and the building in question for motor vehicle repairing; that all told the site houses 37 motor vehicles in single compartments in eight units; that on examination of department records it appears that plans and applications are lost and the nearest information of its existence is Alt. No. 295-31; that the drawing in that application is in plot diagram form and shows that this building existed at the time of the filing of such alteration plan; that based on this information it is impossible to say what this building was intended for; and

WHEREAS, the previous application for the proposed repair shop now under consideration was filed under Cal. No. 788-46-BZ and it was withdrawn on March 8, 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7, subdivision i, for a term of five (5) years, to permit the continuance of the existing repair shop at the northerly portion of the premises, substantially as proposed and as indicated

on plans filed with this application marked "Received September 11, 1951," 2 sheets; that this repair shop shall not be connected with the proposed repair shop at 1878 to 1880 Valentine avenue, application for which was withdrawn on March 8, 1949, under Vol. I, on condition that the building shall not be increased in height or area and shall be used only for minor repairing, as proposed and as indicated on such plans; that in connection with this repair shop there may be a door leading easterly to the rear of the northernmost metal garage facing on Webster avenue; that such garage shall not be used for motor vehicle repairing but shall be solely used for the storage of a motor vehicle operated by the motor vehicle repair shop proprietor; that the entrance to the premises shall be solely from East 178th street; that a curb cut may be permitted for access to each repair shop not over 12 ft. in width; that no repairing shall be carried on except within the existing building; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

272-49-BZ

APPLICANT—Joseph B. Klein, for Celestino Boggia Ricotto, owner.

SUBJECT—Application reopened October 30, 1951—re-extension of term of variance—re-Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—5-7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49 and 51), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Klein.

For Opposition: Edw. Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (272-49-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, to permit in a residence use district, for a term of two (2) years, the parking and storage of more than five (5) motor vehicles, affecting premises 5-7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49 and 51), Borough of Manhattan, was granted by the Board on June 21, 1949, on certain conditions; and

WHEREAS, time to complete the work and obtain a certificate of occupancy was extended on July 7, 1950; and

WHEREAS, the applicant requested reopening of this application and an extension of the term of variance, which had expired by time limitation; and

WHEREAS, on October 30, 1951 this application was reopened and set for hearing on November 27, 1951, at 10 A.M., waiving all requirements except a new decision from the borough superintendent, and to permit two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on November 27, 1951, after due notice by publication in the Bulletin; laid over to December 11, 1951, for applicant to comply with the requirements under the resolution adopted October 30, 1951 as to reopening; and

WHEREAS, the decision of the borough superintendent dated November 30, 1951 acting on Alt. Applic. 474-49, reads:

"Proposed parking and storage for more than 5 motor vehicles in a Residence District is contrary to Art. II, Sect. 3 of the Zoning Resolution.

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Note: C. O. #37857 permitting above use expired June 21, 1951 under Bd. of Sts. & Appeals Resol. #272-49-BZ."

and

WHEREAS, the applicant states that the variance granted under Cal. 272-49-BZ expired June 21, 1951; that in order to obtain license for parking lot from the department of licenses, a new certificate of occupancy must be obtained from the department of housing and buildings; that the owner is a disabled veteran and this is his only means of earning a living; that the premises are kept orderly and in full compliance with the previous variance and the neighborhood is the same as previously stated.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 21, 1949, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under section 7h for a term of two (2) years to permit the premises to be occupied for the parking and storage of motor vehicles... that other than as herein amended, the resolution adopted on June 21, 1949, shall be complied with; that in the event the property is condemned for the proposed housing development, that the term of this variance shall cease and the use as herein permitted shall be removed; that a certificate of occupancy shall be obtained to supersede Certificate of Occupancy 37857..."

203-51-BZ

APPLICANT—Burke, Morrison and Green, for Monde Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D1 area district, the erection and maintenance of seventeen one family dwellings without the required side yards at both ends of each group, and nearer to the street line than is permitted.

PREMISES AFFECTED—65-40 to 65-58 Alderton street, southwest of Elwell Crescent and northwest corner of 66th avenue and 86-01 to 86-15 66th avenue (Block 3135, Lots 1, 89 to 96, inclusive, and 6 to 12 inclusive), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (203-51-BZ)

WHEREAS, Burke, Morrison and Green for Monde Realty Corp., owner, filed March 26, 1951 an application under section 21 of the zoning resolution, to permit in a residence use, D1 area district, the erection and maintenance of seventeen one-family dwellings without the required side yards at both ends of each group, and nearer to the street line than is permitted, affecting premises 65-40 to 65-58 Alderton street, southwest corner of Elwell Crescent, and northwest corner of 66th avenue, and 86-01 to 86-15 66th avenue (Block 3135, Lots 1, 89 to 96, inclusive, and 6 to 12 inclusive), Forest Hills, Borough of Queens; and

WHEREAS, a public hearing was held on this application on November 7, 1951, after due notice by publication in the Bulletin; and laid over to December 11, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 66th avenue is in a residence use, D and E1 area, class 1 height district; Alderton street is in a residence use, D and D1 area, class 1 height district;

Elwell Crescent and the site are in a residence use, D1 and E1 area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 2, 1951, acting on N.B. Applic. 1089-51, to 1105-51, inclusive, reads:

"1. Erection of a building as shown on plans is contrary to Sect. 14-A(c) and Sect. 14-A(d) of the zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 240, 210.39 and 136.24 feet frontage by 100 and 108.63 ft. in depth, irregular, presently vacant; that it is proposed to construct seventeen one-family attached dwellings, said dwellings to have a frontage of 20 feet and a depth of 48 ft. excluding an attached garage and 55 ft. including an attached garage, which is located in the front of the premises; and

WHEREAS, the applicant contends that the owner purchased this land while the area was still a D district, with the intention of developing the premises with the same type of construction that now exists in the surrounding territory and the owner asks an equality of privilege with the other developers; that in block 3143, located on the southerly side of 66th avenue, there is a series of 15 one-family attached dwellings similar in size and construction to those proposed by the present owner; that in block 3135 there is a series of 11 one-family attached dwellings; that the lot is vacant at the present time and the owner feels that a development in conformity with similar buildings located in the same neighborhood would enhance the value of the surrounding property; that inasmuch as the zoning requirements of a D1 area require that when two or more dwellings are constructed with party walls, side walls shall be required on both ends of the group and the width of the side walls at both ends of the group shall be five feet multiplied by the number of houses in the group, and since the area of the present premises is not large enough so as to construct, within D1 requirements, a group of houses that would render to the owner a fair return on his investment, especially since he has owned this land prior to 1948, the owner hereby respectfully asks the Board to grant the necessary relief from the practical difficulties and unnecessary hardships involved in this case; and

WHEREAS, the applicant further contends that as of July 25, 1916 the property in question was zoned as an unrestricted use, D area district and that the present use designation became effective on April 16, 1938; that the present E1 area district became effective on March 18, 1948 and the D1 area district on June 8, 1948; that the height designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 1089-51 to 1105-51, inclusive, be and it hereby is affirmed and that the application be and it hereby is denied.

319-51-BZ

APPLICANT—Charles Abrahams, for Max Engel and Louis Pelzig, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the extension to existing building using more than the area permitted.

PREMISES AFFECTED—188-204 Dupont street, south side, 100 ft. east of Oakland street (Block 2497, Lots 10, 11, 12, 13 and 14), Borough of Brooklyn.

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APPEARANCES—

For Applicant: Charles Abrahams.

For Opposition: L. Wojewoda.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (319-51-BZ)

WHEREAS, Charles Abrahams for Max Engel and Louis Pelzig, owners, filed April 17, 1951 an application under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the extension to an existing building, using more than the area permitted, affecting premises 188 to 204 Dupont street, south side, 100 ft. east of Oakland street (Block 2497, Lots 10, 11, 12, 13 and 14), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on November 20, 1951, after due notice by publication in the Bulletin; and laid over to December 11, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Oakland street, Dupont street and the site are in an unrestricted use, C area and class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated April 5, 1951 acting on Alt. Applic. 1014-51, reads:

"1. The proposed extension exceeds the area permitted in a "C" area district by the Zoning Resolution Art. IV, Sect. 13(b)."

and
WHEREAS, the applicant states that the premises consist of a plot, 225 ft. frontage by 100 ft. in depth, on which is located a building 125 ft. front by 95 ft. 10 in. in depth, one story, 14 ft. in height, of class 3 construction, presently used to manufacture metal partitions; that there is also a one-story paint storage building, 10 ft. by 13 ft., adjoining existing building for which certificate of occupancy 99523-40 (Alt. 477-40) has been issued for manufacturing of metal doors; that it is proposed to erect a one-story fireproof extension to occupy an area of 9850 square ft.; that the area occupied in excess will be 3627 sq. ft.; and

WHEREAS, the applicant contends that lots 13 and 14 were in the present ownership before the zoning amendment of 1944 establishing percentage limitations in C area; that the adjoining developed properties have been previously developed without the building area limitations; that a substantial percentage of the adjoining properties have been developed to occupy the entire area of the lot; that the premises are located in an unrestricted use and the surrounding areas are extensively developed in conformity with the designated use zone; that the adjoining non-industrial properties are mostly of frame construction in a very dilapidated condition and will probably be replaced with new industrial developments; that the limitation of area of construction specified in section 13b of the zoning resolution would not tend to serve the purpose of the zoning amendment of 1944 if it is applied to these premises; that the granting of a variance will not affect any of the adjoining premises as to light and air; that the Board is respectfully requested to exercise its powers under section 21 to the end that the owner may be granted equality of privilege as to area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief as to area on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21, as to

extension of area, to permit the extension of the existing one-story building, substantially as proposed and as indicated on plans marked "Received November 28, 1951," 3 sheets, showing existing conditions and marked "Received April 17, 1951," 4 sheets, and "October 17, 1951," 1 sheet, on condition that there shall be left a rear lot line yard opposite lot No. 50 for the full width of such lot, namely 25 ft., and for a depth similar to the distance between the lot line and the rear wall of the existing frame building on lot 50, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that no rear lot line windows shall be opened on the rear court herein required to be left vacant; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution; that such fire fighting appliances shall be maintained as the fire commissioner shall direct.

348-51-BZ

APPLICANT—Oswald Fischer, for Carlo Castoro and Frank Macchia, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station, lubritorium, motor vehicle repairs and sale and storage of accessories, with a curb cut more than the permitted distance from intersection.

PREMISES AFFECTED—88-20 to 88-24 Astoria boulevard, southwest corner of 89th street (Block 1362, Lots 1 and 10), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Oswald Fischer and Carlo Castoro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (348-51-BZ)

WHEREAS, Oswald Fischer, for Carlo Castoro and Frank Macchia, owners, filed May 2, 1951, an application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of an existing gasoline service station, lubritorium, motor vehicle repairs and sale and storage of accessories, with a curb cut more than the permitted distance from the intersection, affecting premises 88-20 to 88-24 Astoria boulevard; southwest corner of 89th street (Block 1362, Lot 1 and 10), Jackson Heights, Borough of Queens; and

WHEREAS, a public hearing was held on this application on November 20, 1951, after due notice by publication in the Bulletin; and laid over to December 11, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 88th street, 89th street and 25th avenue are in residence and business use, C and D area, Class 1½ height districts; Astoria boulevard and site are in a business use, C area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 24, 1951, acting on Alt. Applic. 605/50, reads:

"2. As records of department show no approval for gas station for area as shown, the extension and reconstruction of a gas station within a business district is contrary to Article 2, section 4, of zone resolution.

3. Curb cuts as shown on plan on 89th street is contrary to sect. 7A of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 148.34 ft. front by 170 ft. in depth (irregular) on which are located a one-story concrete, Class 3 block building, used as office for the sale of gasoline, display and sales

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of auto accessories, erected under N.B. 2586/32 with Certificate of Occupancy #49621/32; two open greasing pits; a 1-story metal garage, Class V, used for fender and auto body repair shop, erected under N.B. 619/33 with a Certificate of Occupancy #2642/37; a 1-story concrete block building, Class 3, used as storage; six 500-gallon gasoline tanks and four pumps approved by the Fire Department, which issued the first permit under #44327 on August 23, 1920; last permit under No. B 31459, issued March 11, 1949; and a 2-story frame dwelling and frame accessory garage on lot 10; that it is proposed to reapportion the now irregular block front of tax lots Nos. 1 and 10 between 88th and 89th streets into two square corner lots 100 ft. by 100 ft. each, using the southwest corner of 89th street, Astoria boulevard and the intersection of proposed 25th avenue, for the reconstruction of the gasoline service station and the remaining southeast corner of 88th street and proposed 25th avenue for a store site, reducing thereby the area of the existing gasoline service station; to extend the frontage of 14.13 ft. along 89th street to 100 ft. of the southwest corner of 89th street, Astoria boulevard and the intersection of proposed 25th avenue and to remove existing frame dwelling now partly in the bed of mapped 89th street and accessory garages so shown on lot 10, which is under the same ownership; to remove all buildings as outlined above and as shown in dotted lines on plan sheet No. 2; to construct a modern building 61 ft. 10 in. by 39 ft. 10 in. in depth, 1 story, 13 ft. in height, of Class 3 construction, to be used in conjunction with the gasoline station as a lubritorium, washing, storage, office and salesrooms; to retain the six 550-gallon gasoline tanks and to rearrange the four approved type dispensing pumps; to rearrange the curb cuts on Astoria boulevard and to propose two new curb cuts on 89th street; to erect on south and west lot lines a woven wire fence, chain link type, 5 ft. 6 in. high and to rearrange the location of the sign post and sign advertising the brand of gasoline; and

WHEREAS, the applicant contends that the reconstruction and extension of the existing gasoline service station as outlined, with all its somewhat dilapidated buildings and outdoor greasing facilities removed, the proposed rearrangement will be a decided improvement for the community; that it is respectfully requested that the Board exercise its discretion to grant a variance, pursuant to Article II, Sec. 7c, of the zoning resolution and permit the existing gasoline service station to be reconstructed and extended in area to the north and reduced in area to the west as proposed and as more clearly indicated on the plans submitted with this application; and

WHEREAS, it appears that the existing gasoline station was established in 1920 but that no certificate of occupancy was issued therefor; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions c and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7, subdivision c, to permit the reconstruction and rearrangement and relocation of the existing gasoline service station, substantially as proposed and as indicated on plans filed with this application marked "Received May 2, 1951," 5 sheets, and revised area plan marked "Received December 11, 1951," 1 sheet on condition that all existing buildings and uses on the premises shall be removed and the premises shall be reconstructed and rearranged substantially as indicated on such plans; that the accessory building shall be of the design and arrangement as indicated and shall comply in all other respects with the requirements of the Building Code; that the heater room shall be separated from the balance of the building by fireproof construction, except that the ceiling may be fire retarded; that the heater room shall be enterable only from the exterior as shown; that gasoline pumps

shall be erected in the location as proposed but in no event nearer than 10 ft. from the base of the pumps to the street building line of 25th avenue and 89th street; that there may be two (2) curb cuts to 25th avenue, as indicated, each not over 25 ft. in width; that there may be one curb cut to 89th street within 25 ft. of the intersection of 89th street and 25th avenue of similar width; that there shall be no additional curb cuts to 89th street; that there shall be erected on the interior lot lines to the south and west a substantial woven wire fence of the chain link type erected to a total height of not less than 5 ft. 6 in.; that the balance of the premises where not occupied by the accessory building and pumps shall be paved with concrete or bituminous paving; that the sidewalks and curbing on streets abutting the premises shall be constructed to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building facing 25th avenue and the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection of one post standard within the building line near the intersection of 89th street and 25th avenue for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of 4 ft.; and to permit under section 7, subdivision i, the maintenance of motor vehicle repairing with hand tools only, provided such repairing is maintained solely within the accessory building; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed and a superseding certificate of occupancy obtained within the requirements of section 22A, of the zoning resolution.

413-51-BZ

APPLICANT—Joseph Lau, for M. Brand & Sons, Incorporated, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit on the unbuilt upon portion of a plot located in a residence use district the parking and storage of motor vehicles, for a term of five (5) years.

PREMISES AFFECTED—411-417 East 48th street, north side, 135 ft. east of First avenue and 410-412 East 49th street (Block 1360, Lot 8), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau, Jesse Brand and Leo Brand.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee..... 3

Negative: Chairman Murdock..... 1

THE RESOLUTION (413-51-BZ)

WHEREAS, Joseph Lau, for M. Brand and Sons, Inc., owner, filed June 12, 1951, an application under section 7h of the zoning resolution, to permit on the unbuilt upon portion of a plot located in a residence use district, the parking and storage of motor vehicles, for a term of five (5) years, affecting premises 411-417 East 48th street, north side, 135 ft. east of 1st avenue and 410-412 East 49th street (Block 1360, Lot 8), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on November 20, 1951, after due notice by publication in the Bulletin; and laid over to December 11, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 49th street is in residence and local retail use, B area and Class 2 height districts; East 48th street is in residence, local retail and restricted retail use, B area and Class 2 height district; and

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WHEREAS, the decision of the borough superintendent, dated June 4, 1951, acting on Alt. Applic. 685-51, reads:

"1. The creation of a parking lot for the parking and storage of motor vehicles within a residence district is contrary to Sec. 3 zone resolution."

and
WHEREAS, the applicant states that the premises consist of a plot 75 ft. front by 200 ft. 10 in. in depth; that on the northerly portion of the lot is a building 50 ft. by 125 ft. and one story, 15 ft. high, and was built in 1926 for factory and office; that certificate of occupancy 11713-26 reads as follows: 1st story, 30 persons, factory and office; that the building has been occupied since 1933 for factory, office and four car garage; that the garage use is exclusive for two private cars for the owner of the building and two trucks for owner's business in this building; that the factory use is a casing company; that the fire department has issued permits from 1933 to the present day for storage garage, 4 automobiles, 550 gallons of gasoline and 50 gallons of oil, all for private use, no sale; that in the southeast portion of the lot there is a building 18 ft. by 100 ft. 5 in. and two stories or 21 ft. high and was erected approximately in 1893 and is occupied for storage of materials in conjunction with the owner's casing business; that the southwest portion of this lot which is 57 ft. on East 48th street and 75 ft. 5 in. deep is vacant; and

WHEREAS, the applicant contends that this lot will be leveled substantially to grade and shall be surfaced with steam cinders or clean gravel and treated with a binder and rolled; that there shall be erected on the side lot lines where walls of adjoining buildings do not occur a substantial woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that a similar fence will be erected along the East 48th street lot line with only one 15 ft. opening on line with the present 15 ft. curb cut, this opening shall be the only entrance and exit to this parking lot; that the sidewalk in front of these premises shall be kept in good repair; that the signs will be restricted to one sign attached to the fence at the entrance, advertising only the parking use and the rates charged and such other information as required by the Department of Licenses, such sign shall not exceed 10 sq. ft. and shall not be illuminated nor extend beyond the building line; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that proper bumpers shall be maintained along the lot lines for protection to adjoining buildings and fences and that all permits will be obtained as required by the departments having jurisdiction; that the use district was changed from unrestricted use to residence in July 28, 1938, two times height district and B area; that the proposed parking use will relieve the street parking condition; that although a few garages are existing they are filled to capacity and few places are present for the public to park but on the streets which are all over flowing with cars; and

WHEREAS, under date of October 19, 1951, the Chief Engineer for the Borough President of Manhattan, wrote the applicant the following letter:

"Re: Cut curbs
410-412 E. 49th street
411-417 E. 48th street

"This department issued cut curb permits from January 1, 1911, to February 4, 1935, and our records for that period show that Permit 46405 was issued for the maintenance of 9 ft. 1 in. of cut curb in front of 410-412 East 49th street; that an inspection of the premises on October 16, 1951, revealed there is a total of 24.5 linear feet of cut curb in existence showing an excess of 15.5 linear ft. of that authorized.

In front of 411-417 East 48th street, an inspection shows two cut curbs maintained measuring 29.5 linear ft. for which there is no record of permit.

The issuance of a permit for the cut curbs now in existence without permit, and the payment for the main-

tenance of same, is a matter under the jurisdiction of the Department of Housing and Buildings."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7, subdivision h, for a term of five (5) years, to permit the portion of the premises where not built upon to be occupied for the parking and storage of motor vehicles, substantially as proposed and as indicated on plans filed with this application marked "Received June 12, 1951," 2 sheets, and "October 16, 1951," 1 sheet, *on condition* that the site shall be leveled substantially to the grade of the street on which the property fronts and shall be surfaced with clean gravel or steam cinders or other suitable material and treated with a binder and properly rolled; that there shall be erected on the street building line a fence of the woven wire type not less than 5 ft. 6 in. in height with but one opening therein for entrance and exit not exceeding 12 ft. in width, which opening shall be fitted with gates of construction similar to the fence; that such gate shall be kept closed except during normal business hours; that opposite such entrance there may be a curb cut not exceeding 15 ft. in width; that during the term of this variance there shall be no other use on the premises; that cars parked shall be solely of the pleasure car type; that no signs shall be erected on the premises except there may be a sign attached to the fence not extending beyond the building line and not illuminated, advertising the rates charged and such other information as the Commissioner of Licenses may require and restricted to an area of ten square feet; that all permits shall be obtained and all work completed within six months from the date of this resolution.

543-51-BZ

APPLICANT—Henry George Greene, for Gehring Realty Corp. and Ravenast, Inc., owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use district portion of a lot located in a residence and retail use district, the extension of existing parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—183-02 to 183-20 Hillside avenue and 88-02 to 88-18 184th street, southwest corner and 88-01 and 88-15 183rd street (Block 9930, Lots 22, 26, 27, 31 and 39), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: J. G. L. Molloy and Herbert Kain.

For Opposition: Robert M. Fleck.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (543-51-BZ)

WHEREAS, Henry George Greene, for Gehring Realty Corp. and Ravenast, Inc., owners, filed August 3, 1951 an application under section 7h of the zoning resolution, to permit in the residence use district portion of a lot located in a residence and retail use district, the extension of existing parking and storage of motor vehicles for a term of years, affecting premises 183-02 to 183-20 Hillside avenue, and 88-02 to 88-18 184th street, southwest corner, and 88-01 to 88-15 183rd street (Block 9930, Lots 22, 26, 27, 31 and 39), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application

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on November 7, 1951, after due notice by publication in the Bulletin; and laid over to December 11, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Hillside avenue is in a retail use, C area, Class 1 height district; 183rd street, 184th street and the site are in residence and retail use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 10, 1951, acting on Alt. Applic. 1413-51, reads:

"1. Parking and storage of motor vehicles in a residence use area is contrary to Art. II, Par. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. 4 in. frontage by 161 ft. 11 in. and 174 ft. 3 in. in depth, irregular, on which is located the parking and storage of motor vehicles in the retail use district portion of the lot, for which certificate of occupancy 73554-51 (Alt. 1005-51) has been issued; that it is proposed to remove the rear woven wire fence and wood bumpers and extend the use into the residential portion of the property to the extent indicated on plans filed with this application; and

WHEREAS, the applicant contends that the demand for parking in this area has been extremely great and the need is acute; that extension of the parking area would in no way affect the neighboring property owners on the side streets since no additional curb cuts are proposed in the residential area; that the site is within walking distance of the new extension to the Independent subway and is used by a great number of car owners who use the subway from this point; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h for a term of five (5) years to permit the portion of the premises in the residence use district to be occupied in conjunction with the portion in the retail district, substantially as proposed and as indicated on plans filed with this application marked "Received August 3, 1951," 2 sheets, *on condition* that the plot shall be leveled substantially to the grade of Hillside avenue and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled and arranged for surface drainage; that there shall be erected on all street building lines and the interior lot line to the south a woven wire fence of the chain link type with anchored steel posts to a total height of not less than 5 ft. 6 in.; that along the southerly lot line inside the fence there shall be an area set aside for planting and maintained with suitable planting with a width not less than 5 ft. for the full length of the lot line and properly protected with concrete curbing; that wooden bumpers for protection to the fence shall be maintained against all other fences; that the entrances and exits to the premises shall be as existing as permitted by the Borough Superintendent within the retail use area; that there shall be no additional entrances leading to 183rd or 184th streets; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that all motor vehicles parked shall be of the pleasure car type; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct within the shelter permitted in the retail use portion; that lights for general illumination shall be on post standards with metallic reflectors so arranged as to reflect away from the adjoining residential occupancies on the south, east and west; that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of the resolution.

564-51-BZ

APPLICANT—J. G. L. Molloy, for C. L. R. Realty Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—101-06 Queens boulevard, south side, 37.14 ft. east of 67th road and 100-26 to 100-36 67th road (Block 3171, Lots 19, 21 and 23), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Opposition: N. D. Siegeltuch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (564-51-BZ)

WHEREAS, J. G. L. Molloy, for C.L.R. Realty Co., Inc., owner, filed August 17, 1951 an application under section 7h of the zoning resolution, to permit in residence and business use districts, the parking and storage of motor vehicles for a term of years, affecting premises 101-06 Queens boulevard, south side, 37.14 ft. east of 67th road and 100-26 to 100-36 67th road (Block 3171, Lots 19, 21 and 23), Forest Hills, Borough of Queens; and

WHEREAS, a public hearing was held on this application on November 7, 1951, after due notice by publication in the Bulletin; and laid over to December 11, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Queens boulevard is in a business use, D area, Class 1 height district; 67th road and the site are in residence and business use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 9, 1951, acting on Alt. Applic. 1207-51, reads:

"1. Parking and storage of motor vehicles in a residential use district is contrary to Art. II, Section 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 23 ft. and 112.19 ft. frontage by 183 ft. and 107.7 ft. in depth, irregular, presently vacant; that it is proposed to use the vacant property for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the major portion of the premises is zoned for business use but that the remaining portion is zoned for residential use; that this section of the city is badly in need of facilities for the parking of motor vehicles and the granting of this application will be of real benefit to the area involved and that there can be no possible harm to the neighborhood resulting from this grant; that the area designation affecting this plot was changed since July 25, 1916; that prior to February 5, 1940, the area within 100 ft. of Queens boulevard was in a C area, and in D area for the property beyond the 100 ft. line; that on February 5, 1940, the entire property was changed to a D area; that there are now no pending changes before the City Planning Commission affecting this plot; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the ap-

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plication be and it hereby is *granted* under section 7h for a term of five (5) years to permit the premises to be occupied for parking and storage of motor vehicles, substantially as proposed and as indicated on plans filed with this application marked "Received August 17, 1951," 3 sheets, *on condition* that the premises shall be leveled substantially to the grade of the surrounding streets and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that the entrances to the premises shall be as indicated, one from Queens boulevard and one from 67th road, except that such entrance at 67th road shall be moved towards Queens boulevard for a distance of approximately 50 ft.; that there shall be erected on all interior lot lines and the street building lines, except for the entrances herein permitted, a woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height; that there shall be maintained along the southerly and easterly lot lines where the portion of the premises are in the residential zone planting areas not less than 5 ft. in width, properly protected with concrete curbs and planted with suitable planting; that during the term of this variance the premises shall be occupied for no other use than as herein permitted, and no building shall be erected thereon except there may be one building near an entrance for occupancy only as an office and shelter for the attendant; that such building shall not exceed one story in height nor 100 sq. ft. in area and may be of frame; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a sign not exceeding 25 square feet in area at each entrance attached to the fence and not extending beyond the building and not illuminated, advertising the parking and the rates charged and such other information as may be required by the Commissioner of Licenses; that cars parked shall be solely of the pleasure car type; that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six (6) months from the date of this resolution.

627-51-BZ

APPLICANT—Paul Friedman, for Benson Chevrolet, Inc., owner (General Outdoor Advertising Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a motor vehicle repair shop incident to authorized automobile dealer's use, including a non-storage garage for more than five but not more than seventy motor vehicles; an automobile showroom for authorized automobile dealer; storage, sale and display of more than five but not more than 25 used motor vehicles; free parking of more than five but less than 30 motor vehicles for patrons and employees only, office, conference room and storage of bulk auto parts; with a roof sign not in conformity with zoning resolution.

PREMISES AFFECTED—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (Block 6341, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and J. R. Neidorf.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (627-51-BZ)

WHEREAS, Paul Friedman, for Benson Chevrolet, Inc.,

owner, filed September 13, 1951 an application under sections 7e, 7f, 7h and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a building to be used as a motor vehicle repair shop incident to authorized automobile dealer's use, including a non-storage garage for more than five, but not more than seventy motor vehicles; an automobile showroom for authorized automobile dealer; storage, sale and display of more than five, but not more than twenty-five used motor vehicles; free parking of more than five, but less than thirty motor vehicles for patrons and employees only, office, conference room, and storage of bulk auto parts; with a roof sign not in conformity with zoning resolution; affecting premises 1553-1583 86th street, and 8514-8524 16th avenue, northwest corner, and 1558-1562 85th street (Block 6341, Lot 30), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on October 23, 1951 after due notice by publication in the Bulletin; laid over to November 20, 1951, for inspection and decision without further argument; and laid over to December 11, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 16th avenue is in a business use, C and D area, Class 1 height district; 86th street and the site are in a business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 29, 1951 acting on N.B. Applic. 1070-51, reads:

"1. Non-storage garage for more than 5 but not more than 70 motor vehicles; motor vehicle repair shop incident to authorized automobile dealer's use; auto showroom for authorized automobile dealer; storage, sale & display of more than 5 but not more than 25 used motor vehicles; free parking of more than 5 but not more than 30 motor vehicles for patrons & employees only, is contrary to Art. II, Sect. 4 par. 15 & par. 29 of Zone Resolution in a business use district.

3. Roof sign in a Business use district is contrary to Art. II, Sect. 4, par. 49 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 265 ft. 4 $\frac{1}{8}$ in. frontage, by 100 ft. in depth, irregular, presently vacant; that it is proposed to construct a pylon of masonry to extend approximately 16 ft. above the adjoining parapet walls on which will be constructed two illuminated, non-flashing business signs facing east and west, each having an area of 150 square feet; that the aggregate sign spaces on any wall surface will not exceed 15% of the area of the wall surfaces on which they are displayed; and

WHEREAS, the applicant contends that the part of the property within 100 ft. of 85th street was in a residence use district from July 25, 1916 to August 2, 1951, at which time the designation was changed to a business use; that the part of the premises within 100 ft. of 16th avenue was in a C area district from July 25, 1916 to August 2, 1951, at which time the designation was changed to a D area; that except as stated above these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant further contends that it is proposed to erect a one-story and mezzanine building of fire-proof construction, to be occupied at the first floor as an authorized automobile dealer's showroom with incidental motor vehicle repair shop and on the mezzanine floor as an office, conference room and storage of bulk auto parts; that it is also proposed to maintain at the 86th street frontage the outdoor storage, display and sale of more than 5 but not more than 25 motor vehicles, and at the 85th street frontage the outdoor free parking of more than 5 but not more than 30 motor vehicles for patrons and employees only; that automobile manufacturers customarily request authorized automobile dealers to maintain automobile service stations and that their efficiency is increased by the maintenance of such service; that the owner at present main-

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tains its showroom and repair shop, both of which it leases, and its used car lot, which it owns, at three separate locations several blocks apart; that the proposed non-storage garage will not be used as a public garage and that outdoor parking facilities will help reduce street parking in the vicinity; that the outdoor display of cars is an essential part of the dealer's business because of trade-ins; that the proposed roof signs will be restricted to the words Benson Chevrolet, Inc., and the portion of the sign facing east will face an existing gasoline station on the northeast corner of 16th avenue and 86th street; that the portion facing west will overlook the roof of the service station and will face the parking lot and store proposed to be built by Safeway stores; that a grant of this application would benefit the owner by enabling it to conduct all of its operations at one location; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions e, f, h and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7, subdivision f, of the zoning resolution, for a term of twenty (20) years to permit the construction and use of the building as proposed on the premises in the business use area, substantially as proposed and as indicated on plans filed with this application marked "Received September 13, 1951," 5 sheets, *on condition* that in all other respects the building and occupancy shall comply with all the requirements of the zoning resolution and all laws, rules and regulations applicable to the use and occupancy of the building; that no signs shall be erected on the premises except signs that are entirely in accordance with the requirements therefor; that the premises shall be occupied as proposed as a non storage garage, sales agency and service station; that repair work is herein permitted under section 7, subdivision i, and shall be entirely within the building and of the type as usually carried on for similar service stations; that under section 7, subdivision e, the space in front facing on 86th street may be used for the sale and display of cars for sale; and under section 7, subdivision h, for the parking and storage of cars waiting to be serviced or having been serviced; that on the portion of the premises to the north along the northerly lot line and also to the east along the northeasterly and easterly interior and street lines of 85th street there shall be maintained where shown a fence of the woven wire type not less than 5 ft. 6 in. in height with no openings therein except one to 85th street, as shown; that such opening shall be maintained with a gate normally to be kept closed of similar construction to the fence; that there may be a curb cut opposite not over 12 ft. in width; that along such fences planting shall be maintained as proposed and as shown, as well as planting shown to be maintained elsewhere on such plans, all such planting to be of suitable type and protected with concrete curbing; that curb cuts to 86th street shall consist of two (2) curb cuts each not over 35 ft. in width; that there may be an additional curb cut on 16th avenue, where shown, not exceeding 15 ft. in width; that the windows in the service building facing northerly against adjacent property shall be fireproof, glazed with wire glass and made stationary and not openable; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

APPEAL FROM ADMINISTRATIVE DECISION.

628-51-A

APPLICANT—Paul Friedman, for Benson Chevrolet, Inc., owner (General Outdoor Advertising Co., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street (mezzanine); (Block 6341, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and J. R. Neidorf.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (628-51-A)

WHEREAS, Paul Friedman, for Benson Chevrolet, Inc., owner, General Outdoor Advertising Company, lessee, filed September 13, 1951, an appeal from a decision of the borough superintendent, affecting premises 1553-1583 86th street and 8514-8524 16th avenue, northwest corner and 1558-1562 85th street, south side, 200 ft. west of 16th avenue (Block 6341, Lot 30), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated August 29, 1951, acting on N.B. Applic. 1070-51, reads:

"2. Exits from mezzanine to comply fully with Sect. 270 Labor Law."

and

WHEREAS, the applicant states that the proposed building will be one story and mezzanine, 14 ft. 9 in. and 19 ft. 4 in. in height, Class 1 construction, 250 ft. by 97 ft. in area at 1st floor, 100 ft. by 37 ft. in area at mezzanine floor level, located on a lot 265 ft. 4½ in. by 100 ft. in area, in a business use, D area, Class 1 height district and proposed to be used and occupied as follows: non-storage garage, motor vehicle repair shop, automobile showroom, storage, sale and display of used cars, parking for patrons and employees, office, conference room and storage of auto parts; that there will be two 3 ft. 8 in. wide steel open stairs provided from 1st floor to mezzanine and one exterior exit from boiler room to street; and

WHEREAS, the applicant contends that the proposed mezzanine will have an area approximately 5400 sq. ft., approximately 2200 sq. ft. of which will be the upper part of the auto showroom on the 1st floor; that the balance of the mezzanine, approximately 1800 sq. ft. in area, will be used as follows: an office for one person, 12 ft. by 16 ft.; a conference room for 4 persons, 16 ft. by 44 ft.; storage of bulk auto parts, 1 person, 40 ft. by 53 ft.; that two stairways will be installed leading to the mezzanine but neither stairway will lead directly to street; that in addition, a ladder and scuttle to the roof will be provided; that in view of the proposed fireproof construction of the building, the small mezzanine occupancy and the provision of the two 3 ft. 8 in. wide steel stairways, it is requested the Board accept the exits as herein proposed; and

WHEREAS, this portion of the building has no factory work proposed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 1070-51, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is granted to permit the exits from the mezzanine in the portion of the building to be occupied as an automobile showroom, substantially as indicated on plans filed with application under Cal. No. 627-51-BZ, *on condition* that in all other respects the requirements of the resolution adopted this day thereunder shall be complied with; that the door as shown on the mezzanine shall be made double swinging, and permitting two open stairs, as shown, to exit to the main floor of the building as indicated.

Adjourned: 1:15 P.M.

Joseph J. Doyle, Chief Clerk.

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REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 11, 1951, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL

613-41-SM—Vol. II

APPLICANT—Quaker Chemical Products Corp., owner.

SUBJECT—Application reopened January 30, 1951 — re Quaker Diapene A, and Quaker Diapene AB (flameproofing compound) previously withdrawn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (613-41-SM—Vol. II)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 613-41-SM—Vol. II November 15, 1951

Subject: Quaker Diapene A (Flameproofing Compound), approval of.

Quaker Chemical Products Corporation of Conshohocken, Pa., filed January 5, 1951 an application with the Board of Standards and Appeals for approval of Quaker Diapene A and Quaker Diapene AB under the provision of C26-191.0 and C26-721.0.b Administrative Building Code, and the Rules for Testing of Fire Resistive Flameproof material adopted by the Board under Cal. 294-40-SR. This application was filed July 1, 1941 withdrawn October 20, 1942 restored, to Calendar January 30, 1951.

Purpose

A flameproofing compound for treatment of cloth and draperies.

Description

Quaker Diapene is a finishing chemical for application to textile fabrics to impart flame retardant properties. It is supplied in liquid form as a viscous water white solution weighing approximately 14 lbs. per gallon. It is readily diluted with water.

By analysis Quaker Diapene A is a water soluble polybro-phosphate complex.

Diapene AB contains in addition to those materials some Phosphoric Acid. The product contains approximately 35% moisture. Application should be made with an 8%-15% solution in water to give a fabric wet pickup of 100% or a dry

pickup of 5 to 10% of the fabric weight. The material weighs 14 lbs. per gallon.

Inspection and Test

Four samples of material were treated with Diapene A and Diapene AB.

These samples were identified as:

- Cotton Poplin
- Cotton Sheeting
- Cotton Gabardine
- Cotton and Rayon Upholstery fabrics.

These samples were inspected and tested October 16, 1951 at the Better Fabrics Testing Bureau, Incorporated in the presence of Leslie V. Huber, Chief Engineer, Committee on Test, David Cork, representing the applicant, and W. H. Masterson of the Better Fabrics Testing Bureau.

The tests were made in accordance with the methods of the Board for determination of fire resistance of materials. There was no flashing, flaming or glow outside the charred area.

Recommendation

On the basis of the foregoing data and test, the Committee on Test concludes that Quaker Diapene A and Quaker Diapene AB, possesses inherent flameproofing properties when applied to the material listed and accordingly recommends its approval for use for flameproofing these materials.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Rules for Tests of Fire Resistive Flameproof Materials, etc., adopted by the Board under Cal.294-49-SR. The Committee further recommends that each container in which Quaker Diapene A and Quaker Diapene AB is marketed by the Quaker Chemical Products Corporation of Conshohocken, Pennsylvania, shall be labeled or marked: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 613-41-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

203-48-SM

APPLICANT—Pennsylvania Range Boiler Co., owner.

SUBJECT—Application reopened October 23, 1951 — re amendment of resolution—re Pennsylvania Range Boiler Co., 275 Gallon Fuel Oil Storage Tank (previously approved).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (203-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 203-48-SM

November 15, 1951

Subject: Amendment of resolution as to change in dimension of 275 gallon fuel oil tank.

Pennsylvania Range Boiler Company, Philadelphia, Pennsylvania, requested by letter, dated October 3, 1951, that the resolution adopted June 2, 1948 under Cal. 203-48-SM be amended so as to permit the construction of the tank; previously approved of a size 26" x 42" x 60"; to be of a size 26" x 44" x 60". The case was reopened by a vote of the Board October 23, 1951.

Purpose

The tank is to be used for the storage of fuel oil.

Description

The construction of the tank is to be similar in all respects to the tank approved June 2, 1948 under Cal. 203-48-SM, except that the size will now be 26" x 44" x 60" which gives a capacity of 275+ gallons.

Recommendation

The Committee on Test, on checking the dimension of the proposed tank recommends that the resolution adopted June

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2, 1948 under Cal. 203-48-SM be amended so as to permit the tank to be constructed of a size 26" x 44" x 60", on condition that in all other respects the requirements of the resolution adopted June 2, 1948 under Cal. 203-48-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 2, 1948, in accordance with the above report.

385-48-SM—Vol. III

APPLICANT—United Steel Fabricators, Inc., owner.

SUBJECT—Application reopened July 10, 1951—re USF One and One-half Hour Hollow Metal Door ($1\frac{3}{8}$ " thick); (previously approved re USF One and One-half Hour Hollow Metal Door, semi-flush and flush types $1\frac{3}{4}$ " thick).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (385-48-SM—Vol. III)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 385-48-SM—Vol. III November 13, 1951
Subject: Amendment of resolution as to include Rockwool as the insulation in the approved $1\frac{3}{8}$ " doors.

United Steel Fabricators, Wooster, Ohio, filed March 14, 1951, an application with the Board of Standards and Appeals to consider the amendment of the resolution adopted under Cal. 385-48-SM, so as to include the use of rockwool as an insulation in the door previously approved wherein cellular asbestos was the insulation agent. The case was reopened July 10, 1951 as Cal. 285-48-SM—Vol. III.

Purpose

An opening protective assembly for $1\frac{1}{2}$ hours.

Description

The doors are of the flush or semi-flush type. The face and edge plates are of No. 20 USS Gauge steel and stiffened and reinforced with 20 USS gauge stiffeners. There are three ribs on each side, approximately 24" O.C. and staggered with respect to opposite side.

The entire door is constructed in conformity with drawing R129-05 and R129-04 on file with this application.

Inspection and Test

The doors were tested at the Underwriters Laboratory and the transmitted temperature was below the 650° F. as set forth under C26-610-0 Administrative Building Code.

The complete report of the Underwriters Laboratory Retardant 3301 Application 50C838 is on file with and is part of the record.

Recommendation

On the basis of the test and the comparison of this test with previous tests on doors approved by the Board for the same applicant under Cal. 385-48-SM Vol. I and Vol. II and Cal. 582-48-SM, the Committee on Test recommends that the resolution adopted under Cal. 385-48-SM be amended to include the $1\frac{3}{8}$ " thick $1\frac{1}{2}$ Hour Hollow Metal Door using

rockwool as the insulation on condition that the requirements of the resolution adopted under Cal. 385-48-SM Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution in accordance with the above report.

819-50-SA

APPLICANT—Bryant Heater Division, Age, Inc., owner-manufacturer.

SUBJECT—Bryant Gas-Fired Winter Air Conditioner, Model 324, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (819-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 819-50-SA November 15, 1951
Subject: Bryant Gas-Fired Winter Air Conditioner—Model 324, approval of.

The Bryant Heater Division Affiliated Gas Equipment, Incorporated, owner-manufacturer, filed November 14, 1950, an application with the Board of Standards and Appeals for approval of the Bryant Gas Fired Winter Air Conditioner under the provisions of Art. 12 Administrative Building Code.

Purpose

An automatic gas heater for domestic and commercial installation, in other than explosive atmospheres.

Description

This device Model 324 is constructed in 4 sizes, #65-324 65000 BTU/Hr., 85-324 85000 BTU/Hr., 100-324 10000 BTU/Hr. and 125000 BTU/Hr. The construction chamber is of 12 gauge steel construction and houses the cast iron drilled-port burners, the products of combustion and heated gas pass out through a series of tubes transfer their heat and then are exhausted by a flue to the outer air. The air heated by the heat exchanger tubes is circulated throughout the space to be heated by use of a centrifugal type blower. The controls consist of a diaphragm valve or a solenoid valve, a diaphragm controller, gas pressure regulator Bryant Automatic pilot and electric ignition push button. The device is equipped with fibre glass air filters.

Inspection and Test

This device was inspected and tested at 205-40 Linden Boulevard, Borough of Queens and was found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and Malcolm McLean representing the applicant. The device has been approved by the American Gas Association Certificate 4-884.001.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Bryant Gas Fired Winter Air Conditioner for use in New York City with Natural manufactured

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and mixed gases in other than explosive atmospheres when installed and operated in accordance with this report, and the requirements of Art. 12 of the Administrative Building Code, provided burner ports are properly adjusted for use with natural gas and provided the device bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 819-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

862-50-SA

APPLICANT—United States Air Conditioning Corp., owner-manufacturers.

SUBJECT—UsAIRco Gas Fired Unit Heaters, Models 20270, 20100, 20135, 23055, 23090, 23120, 23160, 23200, 23180, 23240 and 20200, approval of.

APPEARANCES—

For Applicant: Bernard Leventhal.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (862-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 862-50-SA November 15, 1951

Subject: UsAIRco Gas Fired Unit Heaters, Models 20270, 20100, 20135, 23055, 23090, 23120, 23160, 23200, 23180, 23240 and 20200, approval of.

The United States Air Conditioning Corporation of Minneapolis, Minnesota, filed November 18, 1950, an application with the Board of Standards and Appeals for approval of UsAIRco Gas Fired Unit Heaters, Models 20270, 20100, 20135, 23055, 23090, 23120, 23160, 23200, 23180, 23240, 20200 under the provision of Art. 12 Administrative Building Code.

Purpose

A suspended type gas fired unit heater for industrial and commercial installation.

Description

These heaters are made in two types with sheet steel heat exchangers and with chrome cast iron heat exchangers they are equipped with ribbon type burners, manufactured of cast iron with 1% chrome. The ribbon itself is of stainless steel. All gases are burned in the heat exchanger. Asbestos gaskets join steel headers with heat exchangers. In the internal upper half of the cast iron exchanger fins have been provided to increase the efficiency of heat utilization, and a baffle for this purpose is provided in the internal upper half of the sheet steel exchanger. A low speed type motor is provided and a fan with four kidney shaped deep pitched aluminum blades which operates in a correctly curved, properly proportioned venturi. Adjustable louvres distribute outlet air. A built in draft hood is provided. A room thermostat or line switch controls the operations of the fan or blower motor and the solenoid valve which in turn controls the flow of gases. The pilot safety switch is controlled by a thermocouple in contact with the pilot flame. With city gases this allows the solenoid valve to be operated by the Thermostat or line switch should there be any failure of the pilot

light, the circuit will be broken. This circuit can be closed only if the pilot has been relit for two minutes and the pilot reset button operated. The snap action limit control is located in front of the fan or blower at the bottom of the heat exchanger and is wired in series with the solenoid gas valve. This is a normally closed switch and will open in excessive temperature thereby closing the solenoid valve and extinguishing the main burners. These models vary in size and input rating. The input rating being from 100000 to 270000 BTU/Hr.

Inspection and Test

These devices were investigated by the Committee on Test. Present at the investigation was Chief Engineer Leslie V. Huber. The devices have been approved by the American Gas Association, Certificates Nos. 4-727-5.001, 4-727-9001, 4-895-001, 4-727-11001.

Recommendation

On the basis of the investigation and the data submitted by the applicant, the Committee on Test recommends the approval of the usAIRco Gas Fired Unit Heaters, Models 20270, 20100, 20135, 23055, 23090, 23120, 23160, 23200, 23180, 23240 and 20200 for use in New York City with natural, manufactured or mixed gases, when burners are properly arranged for use therewith and when installed and operated in accordance with this report and the provisions of Art. 12 Administrative Building Code and when used in other than explosive atmospheres.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

79-51-SM

APPLICANT—N. Y. Flameproofing Co., agent, for QRS Neon Corp. Ltd. Chemical Division, owner-manufacturer.

SUBJECT—QRS DeLuxe Fabric Flame Retardent Interior, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (79-51-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 79-51-SM

November 14, 1951

Subject: QRS DeLuxe Fabric Flame Retardent Interior, approval of.

New York Flameproofing Company for the QRS Neon Corp. Ltd. Pasadena, California, filed January 8, 1951, an application with the Board of Standards and Appeals for approval of the flameproofing compound known as QRS DeLuxe Fabric Flame Retardent Interior under the provisions of C26-191.0 and C26-721.0.b Administrative Building Code and the Flameproofing Rules of the Board.

Purpose

The material is to be used to flameproof curtains, drapery fabrics and decorations in places of public assembly.

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Description

The material is a water clear solution that penetrates fibers of the material to be flameproofed. The fabrics being flameproofed with this material may be either sprayed or dipped. Coverage is one gallon of the flameproofing for 12 to 20 sq. yds. depending on the weight of the fabric.

The composition of the compound is as follows: 3½% Sulfamate, 9% Diammonian phosphate, 1% Borex, 1% Guanadine, 85½% Water.

Inspection and Test

Samples of various material, treated with the flameproofing compound, identified as QRS DeLuxe Fabric Flame Retardent Interior were flame tested in accordance with the Flameproofing Rules of the Board at the Better Fabrics Testing Bureau, Inc., on October 29, 1951. Present at the test were Asst. Engr. J. A. Darts, Committee on Test, J. I. Belmont, representing the applicant and W. H. Masterson of the Laboratory.

Results of Test: On the following materials:

1. Cotton Metallic Cloth; 2. Heavy Cotton Drapery Material; 3. Cotton Broadcloth; and 4. Silk (Drapery Weight), there was no flashing, flaming or glow.

On Cotton Upholstery Print and Cotton and Viscose Rayon there was no flashing or flaming but an average glow, within the charred area, of one second.

On the sample of wool, drapery weight, there was an average flaming of ½ of a second which is well below the allowable maximum.

Two tests were conducted on the sample of cotton velour as the average flaming of the first sample showed 3⅓ seconds and an average glow, in the charred area, of 59 seconds; the retest showed no flaming and an average glow in the charred area of 30½ seconds.

Recommendation

On the basis of the foregoing data and test the Committee on Test concludes that QRS DeLuxe Fabric Flame Retardent Interior possesses inherent flameproofing properties when applied to the materials listed and accordingly recommends its approval.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Rules for Test of Fire Resistive Flameproof materials, etc., adopted by the Board under Cal. 294-40-SR.

The Committee further recommends that each container in which QRS DeLuxe Fabric Flame Retardent Interior is marked by the Philadelphia Textile Finishers shall be labeled or marked: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 79-51-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

244-51-SA

APPLICANT—E. B. Gross, for Gross Machinery Co., owner-manufacturer.

SUBJECT—Sil-Ex Washers, Model A (Dry cleaning), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (244-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 244-51-SA

November 15, 1951

Subject: Sil-Ex Washers, Model A, (Dry cleaning), approval of.

The Gross Machinery Company of Buffalo, New York, filed March 23, 1951 an application with the Board of Standards and Appeals for approval of Sil-Ex Washers, Model A (dry cleaning) under the provisions of C26-178.0 Administrative Building Code and Chapter 19 Administrative Code.

Purpose

A dry cleaning washer to be used with solvents having a flash point lower than 140° F. but not lower than 100° F.

Description

The Sil-Ex Washers Model A are 42 inches in diameter and 84 inches long.

The 42" diameter is furnished in lengths of 84 inches.

The lower half of the shell is constructed of 10 gauge hot rolled steel sheet welded to 8 gauge flanged steel heads. The assembly is bolted to cast iron end frames.

The upper half of the shell, consisting of a hinged unloading door and a hinged explosion relief door, is bolted to the end frames and the lower half of the shell.

Two pipe inlets and an overflow connection are provided on the rear shell sheet. A pipe drain connection is provided on the bottom of the shell.

The cylinder is constructed of 12 gauge black iron sheets. The cylinder sheet is perforated.

The 42" diameter cylinder is provided with four 6" high lifting ribs. The cylinder sheet is welded to flanged steel cylinder heads.

Cylinder doors are of the hinged type with malleable iron hinges, steel hinge pins and wedge type self-locking latches and adjustable keepers.

Mechanite trunnions are bolted to the cylinder heads and rotate in ball bearings supported by the end frames. Gland type stuffing boxes are provided to prevent solvent leakage.

There are two types of driving mechanisms. A belt drive consisting of a header assembly which drives the cylinder through spur gears on the 42" diameter model. The header assembly consists of two loose pulleys, a tight pulley and a worm gear belt shifting device to give reversing rotation.

With the direct motor drive the header assembly is replaced with an explosion proof motor and a speed reduction unit. The speed reduction on 42" models is through a chain drive. The motor rotation is reversed on 20 second intervals by an electrical control.

All washers are provided with a band type brake to prevent rotation of the cylinder while the cylinder is being unloaded.

All washers are equipped with an automatic steam fire extinguisher which consists of a steam valve which is actuated by the melting of a fusible link in the event of fire, or released mechanically in the event of an explosion.

All washers are also equipped with static grounding devices consisting of a spring loaded hardened steel contact which rotates with the trunnion, and a stationary contact secured to the bearing support on the gear guard. A copper grounding strip and wire lug is provided for attachment to a suitable ground.

Inspection and Test

A model of the Sil-Ex Model A washer was inspected and tested at the White Plains Cleaners, 4510 Furman Road, The Bronx, and was found to operate as designed, similarly designed washers have been approved by the Underwriters

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Laboratories, Incorporated. Present at the inspection and test were Chief Engineer Leslie V. Huber of the Committee on Test and Bert Grossman, representing the applicant.

Recommendation

On the basis of the inspection and test, and the data filed by the applicant, the Committee on Test recommends the approval of the Sil-Ex Washer Model A (dry cleaning) for use in New York City with solvent having a flash point lower than 140° F. but not lower than 100° F. in conformance with C19-2.11 and C19-2.43 when manufactured and installed in accordance with this report.

The Committee further recommends that installations be limited to buildings of Class 1, 2, 3 and 6 construction; that proper electrical grounding be installed wherever the machinery makes provision for same; that all tumblers shall be vented to the outer air with an incombustible duct equipped with an effective lint trap.

It is further recommended that each machine bear a label permanently affixed thereto reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 244-51-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

362-51-SA

APPLICANT—Reuben Lisson, for Davis Engineering Corp., owner-manufacturer.

SUBJECT—Paracoil Fuel Oil Preheater, Type GF (gas fired indirect), approval of.

APPEARANCES—

For Applicant: Reuben Lisson.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (362-51-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 362-51-SA

November 13, 1951

Subject: Paracoil Fuel Oil Preheater Type GF (Gas Fired Indirect), approval of.

Reuben Lisson for Davis Engineering Corp., New York, filed April 25, 1951, an application with the Board of Standards and Appeals for approval of the appliance known as Paracoil Fuel Oil Preheater Type GF (Gas Fired Indirect) under the provisions of the Oil Burner Rules of the Board.

Purpose

The appliance is used for the preheating of fuel oil to reduce its viscosity preparatory to its atomization in the oil burner.

Description

The appliance is a self contained unit which is in no way attached to, or using steam or hot water generated in the heating boiler it is servicing.

An automatically controlled gas flame is the original source of heat used in the appliance, although the gas flame is not used directly to heat the fuel oil.

The general assembly of the appliance consists of two

sections, the lower being the steam generating section and the upper being the oil heating section.

The lower section is comprised of a number of ¾" OD x 18 BWG straight vertical steel fire tubes which are expanded into top and bottom tube sheets and all housed in a heavy rolled steel shell.

The bottom of this lower section forms the combustion chamber of the automatically controlled gas burner. The gas burner is of the conventional type construction, fitted with all necessary automatic devices.

Each of these steam conveyor tubes in turn fit inside a larger steel oil heating tube. These oil heating tubes are all expanded into a steel tube sheet set at a distance of approximately 5½" above the steam conveyor tube sheet. The space between the two tube sheets is packeted to form a condensate chamber in which the steam vapor, condensed in the oil heater section, will collect. From this condensate collecting chamber, a return pipe leads directly down to the bottom of water space of the lower section.

The upper section, or preheater section, is a preheater, similar in all respects to the Davis Paracoil Preheater, approved by the Board under Cal. 1096-48-SA.

The operation of the appliance is as follows: Steam vapor generated in the lower section of the appliance is fed to the upper or oil heating section by a number of vertical steel steam conveyor tubes, terminating in a rolled steel tube sheet bolted to the top tube sheet of the fire tubes.

The gas flow to the burner, is maintained by an aquastat type flame control fitted with safety thermostat that will shut off the flow of gas to the burner in the event of accidental extinguishing of the main gas flame.

Inspection and Test

A unit was inspected and tested at the plant of the applicant located in Elizabeth, New Jersey, May 23, 1951. Present at the test were Asst. Engineer J. A. Darts, Committee on Test and A. O. Jaeckel and R. Lisson, representing the applicant. The lower or gas fired section was hydrostatically tested to 30 p.s.i. as the section is designed for 15 p.s.i. working pressure and the upper section was hydrostatically tested to 600 p.s.i. on the shell side and 450 p.s.i. on the tube side.

The appliance was put into operation and functioned as designed with the safety appliances functioning as required.

The construction of the unit was found to be in compliance with Davis Engineering Corp. Dwg. 2-19805B which is on file with and part of the application.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test is of the opinion that the subject appliance is a supplemental boiler only, being 2.5 H.P. maximum output capacity, used for the preheating of fuel oil and is not to be construed as the boiler heating the building and is therefore not in conflict with Rule 7.2.2 of the Oil Burner Rules of the Board and therefore recommends the approval of the Paracoil Fuel Oil Preheater Type G.F. (gas fired indirect) when constructed in accordance with this report and installed in accordance with the requirements of the Oil Burner Rules of the Board and Article 12 Chapter 26 Administrative Building Code, on condition that the appliance bears a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 362-51-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

EDWIN W. KLEINERT,
Commissioner,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

MINUTES

548-51-SM

APPLICANT—Thomas F. Bundy, for E. F. Hauserman Co., manufacturer (Frederick C. Genz, agent).

SUBJECT—Hauserman Movable Partitions, Model CCA (sub-dividing partition), approval of.

APPEARANCES—

For Applicant: Thomas F. Bundy and Frederick C. Genz.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (548-51-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 548-51-SM November 13, 1951

Subject: Hauserman Movable Partitions, Model CCA (sub-dividing partition), approval of.

Thomas F. Bundy for the E. F. Hauserman Co., Cleveland, Ohio, filed July 20, 1951 an application with the Board of Standards and Appeals for approval of the material known as the Hauserman Movable Partition, Model CCA (sub-dividing partition) under the provisions of C26-108.0 and C26-667.0.5 Administrative Building Code.

Purpose

This partition is to be used as a subdividing partition; where an incombustible and/or fire rated partition is not required.

Description

The panel material consists of two $\frac{1}{8}$ " thick Careysote asbestos faces bonded to a honeycomb core of 60 lb. Kraft Paper. The core is impregnated with 12-15% Dibasic Ammonia Phosphate. The honeycomb consists of machine made loops $\frac{5}{8}$ " in diameter with approximately $1\frac{1}{4}$ " between nesting with 11 lines to the foot. The panel was bound on all four sides with $\frac{3}{4}$ " x $2\frac{1}{2}$ " wood which is set on at the core and inside the asbestos faces. The entire panel is then set in steel framing. The overall thickness of each panel is $2\frac{3}{4}$ ".

Inspection and Test

A sample panel was inspected November 2, 1951 at the office of the applicant, located at 15 Park Row, New York City. Present at the inspection were Asst. Engr. J. A. Darts, Committee on Test and T. F. Bundy and F. C. Genz, representing the applicant. The panel was inspected as to the combustibility of its component parts and the stability of the panel in its entirety.

Recommendation

On the basis of the inspection and test, and the data filed by the applicant, the Committee on Test recommends the approval of the Hauserman Movable Partition, Model CCA when constructed as herein described for use where an incombustible and/or fire rated partition is not required.

The Committee further recommends the use of this material under C26-667.0.5 Administrative Building Code as a subdividing partition in places without combustible occupancies requiring a permit from the Fire Commissioner for use in areas as limited by this section.

It is further recommended that all Hauserman Movable Partitions, Model CCA be identified with labels or printing reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under 548-51-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

668-51-SM

APPLICANT—J. H. Thorp & Co., Inc., owner-manufacturer.

SUBJECT—J. H. Thorp & Co., Inc., 50" Swirl Dynel Damask—Model No. 16478, approval of.

APPEARANCES—

For Applicant: Gordon Joyce.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (668-51-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 668-51-SM November 14, 1951

Subject: J. H. Thorp & Co., Inc., 50" Swirl Dynel Damask—Model 16478, approval of.

J. H. Thorp & Co., Inc., New York filed September 25, 1951 an application with the Board of Standards and Appeals for approval of the material known as 50" Swirl Dynel Damask Model 16478, under the provisions of C19-161.0 Administrative Code and the Flameproofing Rules of the Board.

Purpose

This material is to be used for drapery material and decoration.

Description

The weave consists of all Dynel warp and all Dynel filling yarns woven 50" wide. The fibre is manufactured by Carbide Carbon Division of Union Carbide and Carbon Corporation and is composed of 60% vinyl chloride and 40% acrylonitrile (a plasticizer).

Inspection and Test

Samples of the material were tested at the Better Fabrics Testing Bureau, November 1, 1951 in accordance with the Flameproofing Rules of the Board. Present at the test were Asst. Engr. J. A. Darts, Committee on Test, Gordon Joyce representing the applicant and W. H. Masterson representing the Laboratory.

Result of Test: There was no flashing, flaming or glow in all samples tested and the samples fused or melted when contacted with the open flame.

Recommendation

On the basis of the inspection and test, the Committee on Test concludes that the J. H. Thorp and Co., Inc., 50" Swirl Dynel Damask, Model 16478 possesses inherent flameproof properties and recommends the approval of this material.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the Flameproof Rules of the Board.

The Committee further recommends that each bolt of this material shall be tagged or marked: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 668-51-SM." It is further recommended that all draperies and/or decorations where this approved fabric is being used, shall have a label showing the approval sewn thereto.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

MINUTES

669-51-SM

APPLICANT—J. H. Thorp & Co., Inc., owner-manufacturer.

SUBJECT—J. H. Thorp and Co., Inc., 50" Dynel Print—Model 71470, approval of.

APPEARANCES—

For Applicant: Gordon Joyce.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (669-51-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 669-51-SM

November 14, 1951

Subject: J. H. Thorp & Co., Inc., 50" Dynel Print, Model 71470, approval of.

J. H. Thorp and Co., Inc., New York filed September 25, 1951 an application with the Board of Standards and Appeals for approval of the material known as 50" Dynel Print, Model 71470, under the provisions of C19-161.0 Administrative Code and the Flameproofing Rules of the Board.

Purpose

This material is to be used for drapery material and decoration.

Description

The weave consists of all Dynel warp and all Dynel filling yarns woven 50" wide. The fibre is manufactured by Carbide Carbon Division of Union Carbide and Carbon Corporation and is composed of 60% vinyl chloride and 40% acrylonitrile (a plasticizer).

Inspection and Test

Samples of the material were tested at the Better Fabrics Testing Bureau, November 1, 1951 in accordance with the Flameproofing Rules of the Board. Present at the test were Asst. Engr. J. A. Darts, Committee on Test, Gordon Joyce, representing the applicant, and W. H. Masterson representing the Laboratory.

Result of Test: There was no flashing, flaming or glow in all samples tested and the samples fused or melted when contacted with the open flame.

Recommendation

On the basis of the inspection and test, the Committee on Test concludes that the J. H. Thorp and Co., Inc., 50" Dynel Print, Model 71470 possesses inherent flameproof properties and recommends the approval of this material.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the Flameproof Rules of the Board.

The Committee further recommends that each bolt of this material shall be tagged or marked: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 669-51-SM." It is further recommended that all draperies and/or decorations where this approved fabric is being used, shall have a label showing the approval sewn thereto.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

978-41-SM

APPLICANT—M. L. Green, for Trageser Copper Works, Inc., owner.

SUBJECT—Application for consideration—reopening for test and report as to tank, if necessary—re Trageser 275 Gallon Basement Obround Fuel Oil Tank (previously approved).

APPEARANCES—

For Applicant: Murray L. Green.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (978-41-SM)

WHEREAS, The Trageser Copper Works, owner, filed on November 13, 1941, an application with the Board of Standards and Appeals for approval of the material known as the Trageser 275 Gallon Basement Obround Fuel Oil Tank; and

WHEREAS, this material was approved by the Board on May 19, 1942, on certain conditions; and

WHEREAS, the resolution was amended on January 9, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 19, 1942, as thereafter amended by resolution adopted January 9, 1948, by adding thereto:

"... for a period of one (1) year during the term of the steel emergency, the body of the tank may be constructed of two sheets, as proposed in letter of November 8, 1951, and in accordance with revised drawing marked 'Received November 30, 1951,' 1 sheet, on condition that the weld around the tank shall be continuous both inside and outside and not an intermittent tack welds inside as shown on such drawing; that in all other respects, the tank shall comply with the approval under the above resolutions."

314-40-SM

APPLICANT—The Flintkote Co., Inc., owner.

SUBJECT—Application for consideration—reopening and consideration of change in board—re Flintkote Insulation Products Building Board, Insulating Lath, Insulating Tile, Insulating Plank, Roof Insulation and Sheathing Board) previously approved.

APPEARANCES—

For Applicant: E. A. Swenson.

ACTION OF BOARD—Application reopened as Vol. II for test and report to consider change in the construction of the material by adding perforations, etc.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS.

1016-47-A

APPLICANT—New York Dock Company, owner; Bull Insular Company, lessee.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—24-38 Columbia street and 2-26 Pacific street, southwest corner, Pier 23, foot of Pacific street (Block 287, part of Lot 68), Borough of Brooklyn.

APPEARANCES—

For Applicant: George Eweler.

MINUTES

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

774-50-A

APPLICANT—DeRose and Cavalieri, for Elizabeth Paz-
zanese, owner.

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—764 East 158th street, south
side, 95 ft. west of Tinton avenue (Block 2655, Lot
53), Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn; applicant to
file application for zoning variance.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

775-50-A

APPLICANT—DeRose and Cavalieri, for Elizabeth Paz-
zanese, owner.

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—799 Tinton avenue, west side,
100 ft. south of East 158th street (1st floor of rear
building); (Block 2655, Lot 59), Borough of The
Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn; applicant to
file application for zoning variance.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

631-51-A

APPLICANT—Lama, Proskauer and Prober, for Anthony
Carbone, owner.

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—162-164 West 48th street, south
side, 140 ft. east of 7th avenue (2nd, 3rd and 4th
floors); (Block 1000, Lots 58 and 158), Borough
of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without preju-
dice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

591-51-A—Vol. II

APPLICANT—Samuel A. Hertz, for Rosirv Realty Corp.,
owner (Rachel Horowitz, lessee).

SUBJECT—Application for consideration—reopening re

new proposal—re appeal from a decision of the bor-
ough superintendent (previously withdrawn).

PREMISES AFFECTED—4309 Broadway, west side, 37
ft. 3 $\frac{1}{8}$ in. south of West 184th street and 710 West
184th street (Block 2180, Lots 114 and 115), Bor-
ough of Manhattan.

APPEARANCES—

For Applicant: Samuel A. Hertz.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II to
consider new proposal, subject to the regular pro-
cedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners
Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

931-50-A

APPLICANT—Keogh, Brennan and Maged, for Cunning-
ham Oaks, Inc., owner.

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—215-04, 215-06, 215-10 and
215-12 69th avenue; 69-05, 69-07, 69-09 to 69-17,
69-19 and 69-27 215th street; 69-04, 69-06, 69-08 to
69-16, 69-18 to 69-26 Bell boulevard (Block 7638,
Lot 12); 69-11 to 69-51 213th street, 69-04, 69-06,
69-30 to 69-36 215th street; 214-12 and 214-14 69th
avenue; 213-05 to 213-29, 214-03, 214-05, 214-09,
214-11 73rd avenue (Block 7636, Lot 7); 210-06 to
210-22, 211-02 to 211-20, 212-02 to 212-16, 213-12 to
213-30, 214-06, 214-08 69th avenue; 210-05 to 210-25
211-01 to 211-21, 212-01 to 212-21 73rd avenue;
69-05, 69-07, 69-15 to 69-53 210th street; 69-04, 69-06,
69-10 to 69-44, 69-48, 69-50 213th street (Block
7633, Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph L. Maged.
For Administration: Samuel L. Becker, Dep't of
Housing and Buildings.

ACTION OF BOARD—Appeal taken off calendar and re-
ferred back to the Engineering division for further
study.

159-51-A

APPLICANT—Douglaston Club, for Community Holding
Corp., owner.

SUBJECT—Appeal from a decision re an order of the fire
commissioner.

PREMISES AFFECTED—32-09 Douglaston parkway
(also known as 600 West drive) northeast corner
of Manor road (Block 8031, Lot 1), Douglaston,
Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel J. Palzer, Harvey Calm
and Helen D. Kelsey.
For Administration: R. E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to January 8, 1952, 2
P.M. for further consideration; applicant to file
revised plans to include the proposed fire escape and
adequate sprinklers throughout the building.

641-51-A

APPLICANT—Paul Friedman, for Taj Mahal Realty
Corp., owner.

SUBJECT—Appeal from a decision of the borough super-
intendent.

PREMISES AFFECTED—725 St. Marks avenue, north
side, 300 ft. east of Nostrand avenue (Block 1220,
Lot 63), Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, 2 P.M. to permit notice to owners in the area.

723-51-A

APPLICANT—Joseph Douglas Weiss, for Stephen P. and Christine S. Ladas (proposed new owner, The Jewish Board of Guardians).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5050 Iselin avenue, southeast corner of Delafield avenue (Block 3415-T, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Harry M. Prince, Herman Rikelman and Joseph Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 18, 1951, 2 P.M. for inspection and further consideration.

ZONING APPLICATIONS

453-20-BZ—Vol. III

APPLICANT—Herman Kron, for Philip Tarter and Leon Igel, owners (Stratford Garage, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, to permit in a business use district, the change of penthouse and extension of same as a new 4th story for storage garage for more than five cars.

PREMISES AFFECTED—323-335 West 96th street, north side, 50 ft. 6 in. east of Riverside drive (Block 1887, Lot 3), Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (453-20-BZ—Vol. III)

WHEREAS, under Vol. II, an application under section 7c of the zoning resolution, to permit in a business use district, the proposed change of penthouse and extension of same, as a new fourth story to be used as a storage garage for more than five (5) cars, affecting premises 323-355 West 96th street, north side, 50 ft. 6 in. east of Riverside drive (Block 1887, Lot 3), Borough of Manhattan, was granted on February 6, 1951, on certain conditions, amending the resolution of July 30, 1920; and

WHEREAS, the resolution was further amended on April 24, 1951, as Vol. III; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 30, 1920, as thereafter amended by resolution adopted through April 24, 1951 and only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“... that in view of statement by the applicant that plans have been approved by the borough superintendent and the work will be started as soon as materials are permitted by the National Production Authority, that

all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. App. 1299-50).”

1241-25-BZ—Vol. II

APPLICANT—Herman Kron, for New Deal Petroleum Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, to permit in a business use district, the addition of lubritorium and auto laundry on an existing gasoline selling station.

PREMISES AFFECTED—5248-5258 (5262-5272 displayed) Kings highway, west side, 188.2 ft. south of Farragut road (Block 7969, part of Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1241-25-BZ—Vol. II)

WHEREAS, this application, under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline selling station, affecting premises east side of Utica avenue, 265 ft. 5 in. south of Farragut road, Borough of Brooklyn, was granted by the Board, July 13, 1926, as Vol. I, on certain conditions; and

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the addition of lubritorium and auto laundry to existing gasoline selling station (previously granted by the Board); affecting premises 5248-5258 (5262 to 5272 displayed) Kings highway, west side, 188.2 ft. south of Farragut road (Block 7969, part of Lot 20), Borough of Brooklyn was granted by the Board December 13, 1949, as Vol. II, on certain conditions; and

WHEREAS, on December 5, 1950, time was extended to obtain permits and complete the work; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 13, 1926, as amended by resolutions adopted through December 5, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“... that in view of the statement by the applicant that plans have been approved by the borough superintendent, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. App. 3670/48).”

417-27-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, to permit in a business use district, the extension of existing building of gasoline service station (previously granted by the Board) to include auto laundry and lubritorium.

PREMISES AFFECTED—1805-1817 Fulton street and 1850 Patchen avenue, northeast corner (Block 1697, Lot 1), Borough of Brooklyn.

MINUTES

APPEARANCES —

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (417-27-BZ—Vol. II)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the extension of an existing building of a gasoline service station (previously granted by the Board), to include auto laundry and lubritorium, affecting premises 1805-1817 Fulton street and 1850 Patchen avenue, northeast corner (Block 1697, Lot 1), Borough of Brooklyn, was granted by the Board, on December 12, 1950, as Vol. II; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 8, 1949, as amended by resolution adopted December 12, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“... that all permits required shall be obtained and all work completed within the requirements of Section 22-A of the zoning resolution (Alt. App. 242/47).”

1190-27-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 21 of the zoning resolution, to permit partly in business and partly in residence use district, the erection and maintenance of a gasoline service station in addition to a garage for more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—402-414 West 155th street, south side, 45 ft. north of St. Nicholas place (Block 2069, Lot 21), Borough of Manhattan.

APPEARANCES—

For Applicant: Benjamin Mosher and Leonard V. Freed.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (1190-27-BZ)

WHEREAS, this application, under section 7e, the building zone resolution, to permit partly in a business district and partly in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles and also a gasoline service station, affecting premises 400-414 West 155th street and 91-99 St. Nicholas place, (Block 2069, Lot 21), Borough of Manhattan, was granted by the Board as Vol. I, April 3, 1928, on certain conditions; and

WHEREAS, the resolution was amended April 22, 1941 and July 10, 1951; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 10, 1951, amend-

ing previously adopted resolutions of April 3, 1928 through April 22, 1941, by adding thereto:

“... that a reinforcement of foundation and minor changes in design of accessory building and relocation of pumps may be permitted as indicated on revised plans marked ‘Received June 29, 1951’ (5 sheets) and as passed upon by the borough superintendent under Alt. App. 797-51, objection dated June 12, 1951, on condition that in all other respects the resolutions adopted by the Board on April 3, 1928, as amended May 15, 1928 as to approval of plans and as amended April 22, 1941 and July 10, 1951, shall be complied with in all other respects and that a new certificate of occupancy shall be obtained.”

186-37-BZ—Vol. III

APPLICANT—Herman Kron, for 711 Westchester Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—711-729 Westchester avenue, west side, 128.75 ft. north of Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (186-37-BZ—Vol. III)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced (previously denied by the Board for the parking and storage of more than five motor vehicles, and later denied for the erection of a gasoline service station and parking and storage of more than five motor vehicles, and formerly dismissed for lack of prosecution re erection of a public garage), affecting premises 711-729 Westchester avenue, west side 128.75 ft. north of Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx was granted by the Board December 5, 1950, on certain conditions, as Vol. III; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 5, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“... that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution and in accordance with the requirements of any resolution that may be adopted under this calendar number under Volume IV (N.B. 274/50).”

MINUTES

216-40-BZ—Vol. II

APPLICANT—Oswald Fisher, for Vincent and Charles Rao, owners.

SUBJECT—Application for consideration—reopening to consider amendment as to class of building—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than 150 motor vehicles.

PREMISES AFFECTED—304-316 East 107th street, south side, 100 ft. east of 2nd avenue and 315 East 106th street (Block 1678, Lots 11, 42, 43, 46 and 48), Borough of Manhattan.

APPEARANCES—

For Applicant: Oswald Fisher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (216-40-BZ—Vol. II)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a storage garage for more than five and less than 150 motor vehicles (previously granted, for the parking and storage of more than five motor vehicles, Lots 42, 43, 46 and 48), affecting premises 304-316 East 107th street, south side, 100 feet east of 2nd avenue and 315 East 106th street (Block 1678, Lots 11, 42, 43, 46 and 48), Borough of Manhattan was granted by the Board on November 28, 1950, as Vol. II; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 28, 1950, by adding thereto:

“... that the construction of the main garage may be deferred and the construction as proposed of the section 25 ft. in width leading to East 106th street may be constructed and the balance of the premises continued for parking use as permitted under resolution adopted February 11, 1941, and amended by resolutions adopted through May 11, 1948, for a period of two (2) years from the date of this amended resolution, on condition that the requirements of the resolution as adopted under Cal. 216-40-BZ, Vol. II shall be complied with and on condition that that portion of the resolution as adopted November 28, 1950, as applying to the smaller portion of the building above referred to 25 by 100 ft. fronting on East 106th street shall be complied with, and in addition that such building shall have a closure at lot side with doors similar to the doors proposed at the East 106th street building line; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution, and that a temporary certificate of occupancy may be issued upon completion of the work as herein provided under this amended resolution (N.B. 106-50).”

585-41-BZ—Vol. II

APPLICANT—Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension in area of an existing gasoline service station, and also the erection and maintenance of a building to be used as a laundry and lubritorium.

PREMISES AFFECTED—4091 Hylan boulevard and 293 Nelson avenue, northeast, corner (Block 5158, Lot 37), Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Nathan H. Gotthoffer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (585-42-BZ—Vol. II)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the extension in area of an existing gasoline service station and the erection and maintenance of a building to be used as a laundry and lubritorium, affecting premises 4091 Hylan boulevard and 293 Nelson avenue, northeast corner (Block 5158, Lot 37), Great Kills, Borough of Richmond, was granted by the Board as Vol. II, October 9, 1945, on certain condition; and

WHEREAS, time to obtain permits and complete the work was extended from time to time, the last extended on December 5, 1950; and

WHEREAS, the applicant requested a further extension of time for the same purpose.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 9, 1945, as amended by resolutions adopted through December 5, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the borough superintendent, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. 555/42).”

91-45-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank Broz, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension in area of an existing gasoline service station and the erection of a new office, lubritorium, auto laundry, brake testing and realigning (minor repairs) building.

PREMISES AFFECTED—61-20 to 61-26 Fresh Meadow lane, west side, 111.40 ft. south of Horace Harding boulevard (Block 6901, Lots 42 and 45), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (91-45-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension in area of an existing gasoline service station and the erection of a new office, lubritorium, auto laundry, brake testing and realigning (minor repairs) building, affecting premises 61-20 to 61-26 Fresh Meadow lane, west side, 111.40 ft. south of Horace Harding boulevard (Block 2673

MINUTES

(new 6901), Lots 42 and 45), Flushing, Borough of Queens, was granted by the Board July 10, 1945, on certain conditions; and

WHEREAS, the Board approved the plans submitted by the applicant September 25, 1945; and

WHEREAS, time was extended from time to time, to obtain permits and complete the work and last extended on December 27, 1950; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 25, 1945, as thereafter amended by resolutions adopted through December 27, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of the statement by the applicant that plans have been approved and the construction is under way and the owner expects to have the work completed within three months, that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (N.B. 26/45)."

95-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Apex Garage and Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, to permit in a business use, C area district, the extension of an existing garage for more than five motor vehicles and gasoline service station, the buildings as extended being in excess of the area permitted by the zoning resolution.

PREMISES AFFECTED—87-24 to 87-38 Lefferts boulevard, west side, 190 ft. south of Jamaica avenue (Block 9328, Lots 16, 18, 20 and 22), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (95-45-BZ-Vol. II)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, permitting in a business use, C area district, the alteration and extension of an existing garage for more than five motor vehicles and a gasoline service station, the building as extended, occupying in excess of the area permitted by the zoning resolution, affecting premises 87-24 to 87-38 Lefferts boulevard, west side, 190 ft. south of Jamaica avenue (Block 9328, Lots 16, 18, 20 and 22), Richmond Hill, Borough of Queens, was granted by the Board as Vol. I, June 20, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended June 28, 1949; and

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the conversion of an existing five-car garage to a motor vehicle repair shop (previously granted by the Board for the alteration and extension of existing garage) to be used in conjunction with an existing gasoline service station, affecting premises 87-24 to 87-30 Lefferts boulevard west side, 210 ft. south of Jamaica avenue (Block 9328, Lots 16 and 18), Richmond Hill, Borough of Queens was amended as Vol. 11, November 15, 1949; and

WHEREAS, time was extended on December 27, 1950, to obtain permits and complete the work; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 20, 1945, as amended by resolutions adopted June 28, 1949 and November 15, 1949, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... *granted* under section 7, subdivision i, for a term of two (2) years from the date of this *amended* resolution, to permit ... that other than as herein *amended*, the resolution adopted on June 20, 1945, as amended through November 15, 1949, shall be complied with in all respects; and that a certificate of occupancy shall be obtained (Alt. 3380/48)."

560-47-BZ

APPLICANT—Reginald S. Hardy, for Alfred Aisloff and Federal Savings and Loan Association, owners (Alfred Aisloff, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the extension to an existing gasoline service station, and the erection of a new building for office and lubritorium for a term of fifteen (15) years.

PREMISES AFFECTED—1710-1720 Flatbush avenue and 1117-1133 East 34th street, southeast corner (Block 7598, Lots 23 and 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (560-47-BZ)

WHEREAS, this application under Sections 7a and 7f of the Zoning Resolution to permit in a business use district, the extension to an existing gasoline service station and the erection of a new building to house an office and lubritorium, affecting premises 1710-1720 Flatbush avenue and 1117-1133 East 34th street, southeast corner (Block 7598, Lots 23 and 24), Borough of Brooklyn, was denied by the Board September 30, 1947; and

WHEREAS, on December 5, 1947 Copy of Petition and Order of Certiorari was served on the Board; and

WHEREAS, on June 29, 1948 the Board was sustained (and certiorari dismissed) in Supreme Court, Kings County, Special Term, by Mr. Justice Fennelly; and

WHEREAS, on September 28, 1948 a motion for reargument was denied by the Supreme Court; and

WHEREAS, on January 10, 1950 the Appellate Division, Supreme Court, Second Department, annulled the Board's determination, reversed the lower Court and remitted the matter to the Board for reconsideration and a new determination, with leave to the parties to submit such other and further proofs before the Board as they may be advised; and

WHEREAS, an order of the Court, notices were sent out in accordance with the regular procedure to owners of record, based on a corrected list of owners—this application under sections 7f and 7i of the zoning resolution, was granted by the Board on certain conditions, June 27, 1950; and

WHEREAS, the resolution was amended January 30, 1951 and June 19, 1951; and

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WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 27, 1950, as *amended* by resolutions adopted on January 30, 1951 and June 19, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been substantially completed and additional time is required to obtain a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution (N.B. 593-47)."

884-47-BZ

APPLICANT—Burke, Morrison and Green, for Michael Zambrotto, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7f of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and office.

PREMISES AFFECTED—148-16 to 148-26 New York boulevard and 175-63 to 175-71 148th road, northwest corner (Block 13379, Lot 36), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Donald Valentine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (884-47-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office, affecting premises 148-16 to 148-26 New York boulevard and 175-63 to 175-71 148th road, northwest corner (Block 13379, Lot 36), Jamaica, Borough of Queens was granted by the Board March 9, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time, the last such extension having been granted on March 27, 1951; and

WHEREAS, the applicant requested a further extension of time for the same purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 27, 1951, so that as amended this portion of the resolution shall read:

"that in view of the revised statement by the attorney for the owner that the applicant at present is finding it extremely difficult to complete his plans to construct the building, due to the estimate for construction being high in cost and to obtain pertinent materials, and in view of the statement that there has been no work done at the present time, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution and that upon completion, a certificate of occupancy shall be obtained. (N.B. 4185/47)."

365-48-BZ

APPLICANT—Simeon Heller, for Samuel Novick, owner (Aaron Novick, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (de-

cision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension of existing gasoline service station to include service station, motor vehicle repairs (with hand tools only), lubritorium, car washing, sale and display of auto parts and office.

PREMISES AFFECTED—206-02 Northern boulevard, southwest corner of 206th street (Block 7301, Lot 28), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (365-48-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district the extension of existing gasoline service station to include service station, motor vehicle repairs, lubritorium, car washing, sale and display of auto parts and office, affecting premises 206-02 Northern boulevard, southwest corner of 206th street (Block 7301, Lot 28), Bayside, Borough of Queens, was granted by the Board June 7, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended January 31, 1950 and February 6, 1951; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1949, as amended by resolutions adopted through February 6, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been entirely completed and additional time is required to obtain a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution (N.B. 1290-48)."

431-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Geraldine Donohue, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the rearrangement and extension of an existing gasoline service station, showroom, five-car garage, welding, body repairs, brake service, ignition and tire repair and the addition of lubritorium, auto laundry, minor repairs, painting and spraying, sale and storage of auto parts, office and without the required rear yard.

PREMISES AFFECTED—103-21 to 103-31 Springfield boulevard, east side, 50 ft. north of 104th avenue (Block 11153, Lots 10 and 13), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (431-49-BZ)

WHEREAS, this application, under sections 7c and 21 of the zoning resolution, to permit in a residence use district the rearrangement and extension of an existing gasoline service station, showroom, five car garage, welding, body repairs, brake service, ignition and tire repair and the addition of lubritorium, auto laundry, minor repairs, painting and spraying, sale and storage of auto parts, office and without the required rear yard, affecting premises 103-21 to 103-31 Springfield boulevard, east side, 50 feet north of 104th avenue (Block 11153, Lots 10 and 13), Queens Village, Borough of Queens was granted by the Board on November 20, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 20, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the borough superintendent, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (Alt. App. 1096/49)."

609-49-BZ

APPLICANT—A. H. Salkowitz, for Reliable Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7A of the zoning resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with a business entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—72-02 Northern boulevard, southeast corner of 72nd street (Block 1245, Lot 1), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Abraham H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (609-49-BZ)

WHEREAS, this application under section 7f and 7A of the zoning resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with a business entrance more than the permitted distance from the intersection, affecting premises 72-02 Northern boulevard, southeast corner of 72nd street (Block 1245, Lot 1), Jackson Heights, Borough of Queens was granted by the Board November 29, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 21, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 29, 1949, as amended by resolution adopted November 21, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution (N.B. 3952/49)."

507-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles Theiss, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station, and the addition of lubritorium, car washing, accessory sales, storage and office and motor vehicle repairs.

PREMISES AFFECTED—131-34 to 131-44 Kew Gardens road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (507-50-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in residence and business use districts the reconstruction and extension of an existing gasoline service station, and the addition of lubritorium, car washing, accessory sales, storage, office and motor vehicle repairs, affecting premises 131-34 to 131-44 Kew Gardens road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens was granted by the Board November 8, 1950, on certain conditions; and

WHEREAS, on December 19, 1950, plans were approved as being in substantial compliance with the Board's resolution of November 8, 1950; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 8, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that all plans have been approved and the work has been substantially completed, that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution (N.B. 2761/50)."

189-51-BZ

APPLICANT—Joseph V. McKee, for Empire Chevrolet, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e, 7f, 7h and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from auto showroom, dead storage and office, to auto showroom, motor vehicle repair shop and office, parking of customers' cars, sale and display of more than five cars, and storage of more than five motor vehicles on open portion of lot; and to permit signs above roof.

PREMISES AFFECTED—1-19 Remsen avenue and 944-954 East New York avenue, southeast corner (Block 4593, Lot 110), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gilbert Lazerus and Maxfield Blaufeux.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (189-51-BZ)

WHEREAS, this application, under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from auto showroom, dead storage and office, to auto show room, motor vehicle repair shop and office, parking of customers' cars, sale and display of more than five cars, and storage of more than five motor vehicles on open portion of lot; and to permit signs above roof, affecting premises 1 to 19 Remsen avenue, and 944 to 954 East New York avenue, southeast corner (Block 4593, Lot 110), Borough of Brooklyn, was granted by the Board on July 27, 1951, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1951, only so far as it has reference to the requirements that in the fire wall, within the building, all openings shall be provided with fire doors on either side of each opening, such fire doors to be one and a half hour (1½) test, so that as amended this portion of the resolution shall read:

"... that in the fire wall within the buildings all openings shall be provided with fire doors in accordance with the requirements of the building code therefor ... (Alt. 701-51)."

286-51-BZ

APPLICANT—Robert Gottlieb, for Ruth Plains Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, to permit in a business use, C area district, the extension of an existing building (stores) using more than the area permitted.

PREMISES AFFECTED—2159-2165 White Plains road, west side, 360 ft. south of Pelham Parkway South (Block 4317, Lot 64), Borough of The Bronx.

APPEARANCES—

For Applicant: Julius Spring and Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (286-51-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to an existing building (stores) using more than the area permitted, affecting premises 2159 to 2165 White Plains road, west side, 360 feet south of Pelham parkway (Block 4317, Lot 64), Borough of The Bronx, was granted by the Board on July 17, 1951, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 17, 1951, by adding thereto:

"... that in lieu of the requirement that the rear yard shall be paved and drained in accordance with the

requirements therefor to the satisfaction of the borough superintendent, the rear yard may be arranged for drainage as proposed in letter of December 6, 1951, by constructing three (3) 3 ft. diameter dry wells at the rear of the premises where unbuilt upon, such wells to be carried to a depth below the depth of the adjoining yards to the west; that such dry well shall be properly constructed to the satisfaction of the borough superintendent and shall be fitted with gratings at the yard level and the yard level shall be concreted with proper slope to provide drainage to such dry wells; that a plan showing such wells properly spaced, shall be filed with the Borough Superintendent. (Alt. 261-51)."

178-21-BZ—Vol. II

APPLICANT—Samuel M. Kurtz, for Edith H. Force, owner; William A. Force Co., Inc., lessee.

SUBJECT—Application for consideration—reopening and consideration of new proposal as to extension of use—re Application (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the extension of an existing factory (previously denied as to different proposal).

PREMISES AFFECTED—216-232 Nicholas avenue, west side, 100 ft. north of Fulton street (Block 4134, Lot 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel M. Kurtz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider different but similar proposal as to extension of use under Section 7a of the zoning resolution, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1482-21-BZ—Vol. II

APPLICANT—Robert Gottlieb, for 180 St. and Boston Road Corp., owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in business and residence use district, the change in occupancy of theatre and stores, to factory and stores on 1st floor; office, toilets and dressing rooms on intermediate floor (previously granted for extension of theatre into residence district).

PREMISES AFFECTED—1014 East 180th street and 2087 Boston road, southwest corner (Block 3137, Lot 20), Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider new proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

681-26-BZ—Vol. III

APPLICANT—Edgar J. Moeller, for Kempmack Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, to permit in residence and business use district, the conversion of existing public garage for more than five motor vehicles (granted by the Board), to include repairing and servicing of cars (with hand tools only) and the extension of existing gasoline service station.

PREMISES AFFECTED—85-14 to 85-24 Rockaway boulevard and 97-13 to 97-29 85th street, southeast corner (Block 9057, Lot 21), Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Edgar J. Moeller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, to consider a new use, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

464-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for American Auto Parts Co., owner (Domenico Palumbo, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing gasoline service station and accessory building; and the addition of auto laundry, brake testing, office and wheel alignment to existing motor vehicle repair shop, machine shop, sales and storage of auto parts and offices.

PREMISES AFFECTED—112-02 to 112-20 Atlantic avenue, 94-02 to 94-10 113th street, southwest corner and 94-01 to 94-09 112th street (Block 9398, Lots 1, 3, 5 and 7). Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III and set for hearing January 15, 1952, at 10 A.M., waiving notice to owners in affected area, but requiring two publications in the Bulletin and a new decision from the borough superintendent, as to the changes proposed, not previously passed upon.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

7-51-BZ

APPLICANT—Siegel and Green, for Senator Holding Corp., owner.

SUBJECT—Application for consideration—reopening and amendment as to extension in height—re Application (decision of the borough superintendent) previously granted on condition, under sections 7h and 21 of the zoning resolution, to permit in the business use, C area district portion of a lot located in a residence and business use district, the erection and maintenance of a business building (stores) using more than the permitted area, and to permit the parking of patrons' motor vehicles in residence use portion of lot.

PREMISES AFFECTED—6717-6735 4th avenue, northeast corner of Senator street (Block 5851, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Siegel and Joseph Toonkel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension in height and set for hearing on January 22, 1952, at 10 A.M., subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

(The remaining minutes of the meeting Tuesday afternoon, December 11, 1951, will be printed in the Bulletin of December 25, 1951.)

ELECTRICAL CODE ON SALE

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

JAN 31 1952

UNIVERSITY OF ILLINOIS

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 52

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WHitehall 3-3600

OFFICE HOURS FOR PUBLIC— 9 a.m. to 4 p.m. Saturdays
9 a.m. to 12 noon.

Address all communications to the Chairman

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PETITION FOR

CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On December 29, 1951, copy of Petition and Order of Certiorari was served on the Board by Julius Garell, attorney for Carrington Bros., Inc., objecting property owners, seeking a review of the board's action on November 20, 1951, granting a variance under Section 7, subdivision c, of the Zoning Resolution, permitting in a business and residence use district the change in occupancy of garage and gasoline service station, previously granted by the Board, to a factory, using more than the permitted area for manufacturing use; Cal. No. 354-45-BZ; premises 341-347 Reid Avenue and 63-79 Marion Street, northeast corner, Borough of Brooklyn.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official, either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

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CALENDAR

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818-51-A—H.B.B.—216-232 Nichols avenue, west side, 100 ft. north of Fulton street (Block 4134, Lot 43), Borough of Brooklyn, Alt. 3063-51.

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820-51-SM—Penn Metal Co., Inc. Metal Lath and Perlite-Gypsum Plaster Fireproofing (four-hour fire protection for steel columns using metal lath and perlite-gypsum plaster), manufactured by Penn Metal Co., Inc., Material.

821-51-SM—Alabama Metal Lath Co., Inc. Metal Lath and Perlite-Gypsum Plaster Fireproofing (four-hour fire protection for steel columns using metal lath and perlite-gypsum plaster), manufactured by Alabama Metal Lath Co., Inc., Material.

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841-51-SM—Coprox (waterproof coating), manufactured by Coprox Inc., Material.

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844-51-A—H.B.Q.—137-41 Hook Creek boulevard, northeast corner of North Conduit avenue (Block 13253, Lot 1), Rosedale, Borough of Queens (under section 35 of the General City Law re bed of mapped street), N.B. 4133-51.

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846-51-A—H.B.M.—70, 72, 75 and 79 Baruch drive; 280, 288, 292, 294, 296, 298 and 300 Delancey street; 50-60, 80, 84, 90 and 100 Columbia street; super block bounded by East Houston street, south side, Franklin D. Roosevelt drive, west side, Delancey street, north side and Columbia street, east side (Block 324, Lot 40; Block 323, Lots 1 and 47; Block 328, Lots 1 and 67; Block 329, Lots 1 and 78; Block 330, Lots 1 and 70; Block 333, Lot 70; Block 334, Lot 80; Block 335, Lot 79), Borough of Manhattan, N.B. 88, 92, 93, 94, 95 and 96-51.

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849-51-SM—City Concrete Filled Steel Column Heavy Weights (compression member used in construction)

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850-51-SM—Heat-Lock, a combination draft regulator and damper, manufactured by National Fuel Conservation Co. Inc., Material.

851-51-SA—Jolly Boy Ice Cream Bar Vendor (refrigerated machine for automatically dispensing ice cream bars in a carton), manufactured by Belvend Manufacturing Co., Inc., Appliance.

852-51-SA—Vapor Clarkson Steam Generator, Type No. OKE-4740-220-2-AEO-O, manufactured by Vapor Heating Corp., Appliance.

853-51-SA—Kenmore Electric Dryer, Model 110.503821 and Whirlpool Electric Dryer, Model 182 Mfr. No. 501820 (domestic clothes drying), manufactured by Whirlpool Corp., Appliance.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JANUARY 8, 1952, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 8, 1952, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

392-28-BZ—Reopened October 9, 1951 as Volume II—Application, August 21, 1951, under sections 7c, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, for Socony Vacuum Oil Co., Inc., owner, to permit in a retail use district, the demolition and reconstruction of existing gasoline service station (previously granted by the Board) to be used as gasoline service station, lubritorium, car washing, motor vehicle repairs and to permit an entrance more than the permitted distance from the intersection; premises 109-45 Francis Lewis boulevard and 206-01 Hollis avenue, northeast corner (Block 10913, Lot 33), Bellaire, Borough of Queens.

725-51-A—109-45 Francis Lewis boulevard and 206-01 Hollis avenue, northeast corner (Block 10913, Lot 33), Bellaire, Borough of Queens; (under section 35 of the General City Law re bed of mapped street—proposed widening of Francis Lewis boulevard).

388-39-BZ—Reopened May 15, 1951 as Volume II—Application, April 12, 1951, under sections 7b and 7c of the zoning resolution of Jay M. Spinner, applicant, for Irving Lippman, owner, to permit in the residence use portion of a plot located in a residence, business and unrestricted use district, the extension of existing building into residence use district portion of plot; premises 1203-1217 DeKalb avenue, north side, 76 ft. 8½ in. east of Bushwick avenue (Block 3231, Lots 33 to 39), Borough of Brooklyn.

207-51-BZ—Application, March 27, 1951, under section 21 of the zoning resolution, of Julius S. Rapson, applicant, for Mrs. Gussie Hudak, owner, to permit in a residence use, F area district, the maintenance of existing porch extending into required front set-back; premises 47-10 159th street, west side, 80 ft. south of Laburnam avenue (47th avenue); (Block 5488, Lot 37), Flushing, Borough of Queens.

361-51-BZ—Application, May 16, 1951, under section 7h of the zoning resolution, of Theodore S. Nilsen, applicant, for Vito A. Candeloro, owner (Charles De George, lessee), to permit in the residence use portion of a lot located in a residence and unrestricted use district, the parking and storage of motor vehicles for a term of years; premises 434-436 East 109th street, south side, 49 ft. west of Franklin D. Roosevelt drive (Block 1702, Lots 30 and 31), Borough of Manhattan.

457-51-BZ—Application, June 28, 1951, under sections 7c and 7i of the zoning resolution of Arthur H. Haaren, applicant, for Kesbec, Inc., owner, to permit in a residence and business use district, the extension of existing building and use of existing gasoline service station, store, lubrication and the parking of more than five motor vehicles with the addition of car washing and motor vehicle repairs; with a roof sign nearer to park than permitted; premises 350-360 East 170th street, southeast corner of Teller avenue (Block 2782, Lot 101)—(formerly 101, 102, and 103), Borough of The Bronx.

506-51-BZ—Application, July 20, 1951, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, for Leo Sciarelli, owner, to permit in a residence use district, the erection and maintenance of an automobile laundry conducted as the principal business (Hi-Speed Auto Laundry); premises 8849 to 8857 17th avenue, east side, 115 ft. 4¾ in. south of Cropsey avenue (Block 6462, Lot 11), Borough of Brooklyn.

555-51-BZ—Application, August 8, 1951, under sections 7e, 7f and 7i of the zoning resolution of Lester H. Maxon, applicant, for Wavecrest Construction Corp., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, accessory sales, lubritorium, car laundry, motor vehicle repairs and office for a term of fifteen years; premises 105 Beach 19th street, west side, 393.03 ft. south of Seagirt avenue (Block 290, Lot 25), Far Rockaway, Borough of Queens.

556-51-A—Applicant pursuant to Section 36 of the General Law to permit the erection of a building on a lot not fronting on a legally mapped street; premises 105 Beach 19th street, west side, 393.03 ft. south of Seagirt avenue (ground floor); (Block 290, Lot 25), Far Rockaway, Borough of Queens.

559-51-BZ—Application, August 9, 1951, under sections 7c and 7i of the zoning resolution, of Edward Sharf, applicant, for Causeway Service Station, Inc., owner, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station; to include gasoline service station, storage and sale of auto accessories, machine shop, motor vehicle repairs, brake testing, wheel alignment and office; premises 133-02 Jamaica avenue and 87-01 to 87-09 133rd street, southeast corner (Block 8341, Lots 1, 3), Richmond Hill, Borough of Queens.

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689-51-BZ—Application, October 25, 1951, under sections 7e and 7h of the zoning resolution, of Herman Horowitz, applicant, for Stephen Carlton Clark, owner (Jacob A. Goldstein, lessee), to permit in a residence use district, the parking and storage of motor vehicles; premises 15-25 West 72nd street, north side, 200 ft. west of Central Park West, and 10-18 West 73rd street (Block 1125, Lot 24), Borough of Manhattan.

787-50-BZ—Application, October 16, 1950, under section 7c of the zoning resolution of Simeon Heller, for Anna Di Agostino, owner (Jerry and Leonardo, Inc., lessee), to permit in a business use district, the extension of (in use and area), an existing gasoline service station and motor vehicle repair shop (previously granted by the Board for a term of years—expires June 28, 1951), to be used as a gasoline service station, office, salesroom, motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona, Borough of Queens.

415-50-BZ—Application, June 14, 1950, under section 7h of the zoning resolution, of Joseph A. Doyle, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

270-51-A—200 Remsen avenue, west side, 236 ft. south of East 53rd street (Block 4607, Lot 6), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 8, 1952, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, January 8, 1952, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

652-51-SA—Reliable Viscolators, Types P and PC, Models P1, P2, P3, P4, PC1, PC2, PC3 and PC4.

174-51-SA—Standard Gehnrich Indirect Gas Fired; Electric and Steam Heated Recirculating Truck Type Oven.

624-51-SA—Hudson Indirect Gas Heated Oven, Series No. 1200 (for temperature up to 300° F.)

657-50-SM—Panelyte Wallboard.

750-50-SA—Detrex Model "525" Drycleaner process.

476-50-SA—Haughton Type B-1 Elevator Car Gate Contact.

406-51-SA—Homart Gas Conversion Burner, Models 546.175, 546.175.1, 546.175.2, 546.225, 546.225.1 and 546.225.2

486-39-SM—United States Gypsum Sheetrock and Samson Wallboard; (reopened November 16, 1948 re amendment of resolution as to change of edge on face of board.

159-51-A—32-09 Douglaston parkway (also known as 600 West drive), northeast corner of Manor road (Block 8031, Lot 1), Douglaston, Borough of Queens.

712-51-A—205 East 67th street, north side, 100 ft. east of 3rd avenue (Block 1422, Lot 5), Borough of Manhattan.

794-51-A—35-69 166th street, northeast corner of Crocherson avenue (Block 5290, Lot 6), Flushing, Borough of Queens.

541-50-A—12-14 West 18th street, south side, 280 ft. west of 5th avenue (Block 819, Lot 53), Borough of Manhattan.

806-51-A—2529-2565 Gerritsen avenue, northeast, 239.25 ft. southeast of Avenue X (2nd floor and roof); (Block 8590, part of Lot 600), Borough of Brooklyn.

804-51-A—411-413 West 51st street, north side, 150 ft. west of Ninth avenue (Block 1061, Lot 23) Borough of Manhattan.

875-51-A—Super block bounded by Euclid avenue, north side, from Linden boulevard to Sutter avenue (Blocks 4263, 4264, 4265, 4278, 4279, 4459, 4460, 4482, and 4483A, All Lots), Borough of Brooklyn (Cypress Homes).

HARRIS H. MURDOCK, *Chairman.*

JANUARY 15, 1952, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 15, 1952, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

471-51-BZ—Application, June 15, 1951, under sections 7c and 21 of the zoning resolution, of Herman M. Cole, applicant, for Level Realty Co., Inc., owner (Alexander's Department Store, lessee), to permit in a retail 1 use district, the extension of existing department store with proposed relocation of fire wall and proposed fifth floor; premises 121-137 Fordham road, north side, from Creston avenue to Grand Concourse, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

472-51-A—121-137 Fordham road, north side, from Grand Concourse to Creston avenue, 2508-2514 Creston avenue and 2501-2525 Grand Concourse (Block 3167, Lots 1, 19 and 76), Borough of The Bronx.

607-51-BZ—Application, September 5, 1951, under section 7e of the zoning resolution of Lama, Proskauer & Prober, for John Pasta as *Attorney* for the Estate of Alice A. Pierce, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage of accessories, motor vehicle repairs and office, and to permit the parking of motor vehicles waiting to be serviced; premises 79-02 to 79-04 162nd street and 161-01 to 160-11 Union Turnpike, northwest corner and 161-02 to 161-12 79th avenue (Block 6842, Lots 16 and 18), Flushing, Borough of Queens.

655-51-BZ—Application, October 8, 1951, under section 7e of the zoning resolution, of James E. Casale, for The Brooklyn Improvement Co., owner, to permit in a residence use district, the change in occupancy from residence, to business use (offices) and residence; premises 8 East 65th street, south side, 175 ft. east of Fifth avenue (Block 1379, Lot 64), Borough of Manhattan.

590-29-BZ—Reopened May 1, 1951 as Volume II—Application, April 6, 1951, under sections 7f, 7i and 7e of the zoning resolution of C. Corey Mills, for Nathan Gottesman, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, and the sale and service of five used cars for a term of twenty years; premises 1032-1044 Myrtle avenue, south side, 182.4 ft. east of Sumner avenue (Block 1585, Lot 14), Borough of Brooklyn.

202-51-BZ—Application, March 26, 1951, under sections 7c and 21 of the zoning resolution, of Abraham N. Horwitz, for Joseph J. Noe, owner, to permit in a residence use, E area district, the erection and maintenance of an extension to existing factory, without the required rear

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yard, and nearer to the street line than is permitted; premises 1952 Mayflower avenue, east side, 120 ft. south of Wilkinson avenue (Block 4232, Lots 23 and 26), Borough of The Bronx.

332-51-BZ—Application, May 8, 1951, under section 7e of the zoning resolution of Charles N. and Selig Whinston, for George J. Coker, owner, to permit in a residence use district, the change in occupancy from garage for six private cars and dwelling—to garage (for three motor vehicles), caterer's kitchen and two dwellings, for a term of twenty-five years; premises 167 East 73rd street, north side, 180 ft. east of Lexington avenue (Block 1408, Lot 27), Borough of Manhattan.

89-38-BZ—Vol. II—Reopened April 24, 1951 as Volume II—Application, March 28, 1951, under sections 7e, 7f, 21 of the zoning resolution of Herman Kron, applicant, for Isaac T. Flatto, owner, to permit in a business use district portion of a lot located in a residence and business use district, the erection and maintenance of a garage (C area) for more than five motor vehicles using more than the area permitted and with roof parking; premises 714 Cypress avenue and 1682 Palmetto street, southeast corner (Block 3449, part of Lot 6), Ridgewood, Borough of Queens.

276-49-BZ—Reopened November 7, 1951 as Volume II—Application, October 10, 1951, under section 7h of the zoning resolution of Lama, Proskauer and Prober, for Louis F. X. Santangelo, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of five years; premises 38-42 Henry street, south side, 339 ft. west of Market street (Block 277, Lots 37 and 38), Borough of Manhattan.

250-51-BZ—Application, April 9, 1951, under section 7e of the zoning resolution of A. H. Salkowitz, for Otto and Erna May, owners, to permit in a residence and local retail use district, a used car lot in the local retail use district portion of lot; premises 155-05 Northern boulevard, northeast corner of 155th street (Block 5271, Lot 7), Flushing, Borough of Queens.

375-51-BZ—Application, May 29, 1951, under section 7e of the zoning resolution of M. Martin Elkind, for Almoros Realty Corp., owner (Almoros Realty Corp., lessee), to permit in a residence use district, the change in occupancy of an apartment in a class A (multiple dwelling) from residence use to telephone interception service; premises 42-54 Judge street and 85-01 Elmhurst avenue, southwest corner (Block 1518, Lot 44), Elmhurst, Borough of Queens.

616-51-BZ—Application, September 5, 1951, under section 7h of the zoning resolution of Hernan Kron, for 849-1st Avenue Corporation, owner (Morris Robbing, lessee), to permit in a restricted retail use district, the parking and storage of more than five motor vehicles for a term of years; premises 849-851 1st avenue, west side, 550.3 ft. north of East 47th street (Block 1340, Lots 25, 27 inclusive), Borough of Manhattan.

653-51-BZ—Application, October 8, 1951, under section 7h of the zoning resolution of Joseph Schafren, for Northcrest Gardens Corp., owner (Parion Theatre Corp., lessee), to permit in the residence use portion of a plot located in a residence and business use district, the parking and storage of motor vehicles; premises 153-25 79th avenue, north side, 100.27 ft. west of Parsons boulevard (Block 6815, Lot 23 and part of Lot 20), Flushing, Borough of Queens.

683-51-BZ—Application, October 16, 1951, under section 7h of the zoning resolution of Paul Friedman, for Board of Transportation (John Scala and Patrick Scala, doing business as Scala Contracting Co., lessee), to permit in a residence and business use district, an automobile laun-

dry conducted as the principal business of the establishment, and to permit the parking and storage of motor vehicles for a term of years; premises 291-359 10th street, northeast corner of 4th avenue (Block 1010, Lot 1), Borough of Brooklyn.

384-51-BZ—Application, June 4, 1951, under section 21 of the zoning resolution, of Warren A. Sambach, applicant, for Reliance Federal Savings and Loan Association of Queens Village, owner, to permit in a manufacturing use, C area district, the extension of existing bank building, using more than the area permitted; premises 216-26 Jamaica avenue, south side, 97.75 ft. west of 218th street (Block 10759, Lot 161), Queens Village, Borough of Queens.

741-51-BZ—Application, November 9, 1951, under section 7h of the zoning resolution, of Millard Henlein, applicant, for S. H. Kress and Co. (Samuel Gold, lessee), to permit in a restricted retail use district, the parking and storage of more than five motor vehicles for a term of three years; premises 351-353 1st avenue, west side, 54 ft. north of East 20th street and 355-357 East 20th street, north side, 60 ft. west of 1st avenue (Block 926, Lots 32, 33, 37 and 38), Borough of Manhattan.

179-28-BZ—Reopened October 23, 1951 as Volume II—Application, September 28, 1951, under sections 7c, 7i and 7e of the zoning resolution of J. G. L. Molloy, for Shell Oil Co., Inc., owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station, to include lubritorium, car washing, motor vehicle repairs and office; and to permit an advertising sign on arterial highway; premises 2504-2508 Boston Post road and 751-773 Mace avenue, northeast corner, and 2501 Wallace avenue (Block 4435, Lots 4 and 5), Borough of The Bronx.

132-42-BZ—Reopened October 23, 1951 as Volume II—Application, September 12, 1951, under section 7h of the zoning resolution of Morton S. Cahn, applicant, for Evadne, Incorporated, owner, to permit in a residence use district, the parking of motor vehicles for patrons of theatre (no fee to be charged) for a term of years; premises 37-36 83rd street, west side, 240 ft. south of 37th avenue (Block 1470, Lot 24), Jackson Heights, Borough of Queens.

227-43-BZ—Reopened October 9, 1951 as Volume II—Application, August 14, 1951, under section 7e of the zoning resolution of Burke, Morrison and Green, applicants for Endmur Realty Corporation, owner, to permit in a residence use district, the change in occupancy of a garage for more than five motor vehicles to storage of caskets and casket boxes; premises 31-45 41st street, east side, 350 ft. south of 31st avenue (Block 679, Lot 27), Astoria, Borough of Queens.

441-51-BZ—Application, June 12, 1951, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, for Joseph Coscia, owner, to permit in a residence use, C area district, the extension of existing building using more than the area permitted, the change of occupancy from garage for more than five motor vehicles, auto repair shop, lubrication and car washing; premises 353-367 91st street, north side, 154 ft. $\frac{5}{8}$ in. west of 4th avenue (Block 6081, Lots 77, 78 and 79), Borough of Brooklyn.

510-51-BZ—Application, July 3, 1951, under section 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, for David Sokoloff, owner, to permit in a residence use, C area district, the extension to existing business building using more than the area permitted, without the required rear yard, and required loading platform; premises 196-218 Kosciusko street, south side, 125 ft. west of Tompkins avenue (Block 1785, Lots 20, 21 and 30), Borough of Brooklyn.

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558-51-BZ—Application, August 9, 1951, under sections 7f, 7i, 7h and 7A of the zoning resolution, of Alfred H. Eccles, applicant, for Queensboro Investing Co., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of accessories, motor vehicle repairs and office; and to permit the parking of more than five motor vehicles waiting to be serviced, with an entrance more than the permitted distance from the intersection, all for a term of fifteen years; premises 68-22 Northern boulevard and 33-02 69th street, southwest corner (Block 1186, Lot 19), Jackson Heights, Borough of Queens.

603-51-BZ—Application, August 28, 1951, under sections 7c and 7i of the zoning resolution, of Andrew Di Camillo, applicant, for John J. Zogby, owner, to permit in a business and unrestricted use district, the erection and maintenance of a motor vehicle repair shop; premises 1154-1156 Atlantic avenue, south side, 106 ft. 7 in. east of Franklin avenue (Block 1199, Lot 12), Borough of Brooklyn.

618-51-BZ—Application, September 19, 1951, under section 21 of the zoning resolution of Jay M. Spinner, applicant, for 241 Utica Corporation, owner, to permit in a business use, C area district, the extension of existing building on first floor, using more than the area permitted; premises 241 Utica avenue, east side, 40 ft. 1¼ in. south of St. Johns Place (Block 1385, Lot 10), Borough of Brooklyn.

647-51-BZ—Application, October 3, 1951, under sections 7f, 7h and 7e of the zoning resolution of George Angelastro, owner, to permit in a business use district the addition of a gasoline and oil selling service station to existing parking and storage of motor vehicles and used car sales lot, for a term of fifteen years; premises 535-549 Remsen avenue, east side, 100 ft. east of Church avenue (Block 4687, Lots 12, 14 and 17), Borough of Brooklyn.

464-47-BZ—Reopened December 11, 1951, as Volume II for consideration as to rehearing re amendment as per revised plans re-application of Lama, Proskauer, and Prober, applicants, for American Auto Parts Co., owner, under section 7c of the zoning resolution, permitting in a residence use district, the extension to existing gasoline service station and accessory building; and the addition of auto laundry, brake testing, office and wheel alignment to existing motor vehicle repair shop, machine shop, sales and storage of auto parts and offices; premises 112-02 to 112-20 Atlantic avenue; 94-02 to 94-10 113th street, southwest corner and 94-01 to 94-09 112th street (Block 9398, Lots 1, 3, 5 and 7), Richmond Hill, Borough of Queens.

557-51-A—42-16 21st street (Van Alst avenue), west side, 115 ft. south of Bridge Plaza South (South Jane street); (Block 457, Lot 162), Long Island City, Borough of Queens.

758-51-A—2575 Ewen avenue, west side, 1000 ft. south of West 230th street (Block 3402, Lots 739, 741, 742), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 15, 1952, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, January 15, 1952, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

310-51-A—8 East 63rd street, south side, 175 ft. east of 5th avenue (Block 1377, Lot 65), Borough of Manhattan.

336-51-A—982 East 55th street, west side, 55 ft. north of Avenue H (Block 7738, Lot 77), Borough of Brooklyn.

182-51-A—138-140 Center street, east side, 73.4 ft. north of White street (Block 198, Lot 1), Borough of Manhattan.

793-51-A—321-341 Rider avenue, northwest corner of East 140th street; 322-338 Canal place, northeast corner of East 140th street; 221-227 East 140th street, north side, from Rider avenue to Canal place (Block 2340, Lot 186), Borough of The Bronx.

691-51-A—165-25 147th avenue, northwest corner of 167th street (Block 13296, Lot 14), South Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 22, 1952, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 22, 1952, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

82-51-BZ—Application January 31, 1951, under sections 7e and 7h of the zoning resolution of Henry Hurwit, applicant on behalf of 1600 Adams Street Corp., owner, to permit in the residence use portion of a lot, the continuance of existing frame building as a motor vehicle repair shop and the parking and storage of motor vehicles with a driveway and curb cut (site partially in a business use and partially in a residence use district); premises 1601-1609 Van Buren street, south side, 340 ft. west of Van Nest avenue (Block 4018, Lot 20) and 1608 Adams street, north side, 80 ft. west of East Tremont avenue (Block 4018, Lots 20 and 43), Borough of The Bronx.

83-51-A—1601-1609 Van Buren street, south side, 340 ft. east of Van Nest avenue (Block 4018, Lot 20), Borough of The Bronx.

838-50-BZ—Application, November 22, 1950, under section 7e of the zoning resolution, of R. V. Perotto, applicant, on behalf of Attilio Bonassin, owner, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubritorium and accessory sales; premises 3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

822-45-BZ—Reopened September 27, 1949 as Volume II—Application, August 15, 1947, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, for Max Blatman, owner, to permit in a business use district, the change in occupancy from public market to laundry (curtain cleaning business); (previously denied by the Board); premises 1573-1575 McDonald avenue, east side, 140 ft. north of Avenue N (Block 6564, Lot 58), Borough of Brooklyn.

486-51-A—1573-1575 McDonald avenue, east side, 140 ft. north of Avenue N (2nd floor); (Block 6564, Lot 58), Borough of Brooklyn.

201-27-BZ—Reopened July 10, 1951 as Volume III—Application, June 13, 1951, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, for L. and R. Realty Co., Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles waiting to be serviced; with a show window and entrance (curb cut) more than the permitted distance from the intersection; premises 333-339 Reid avenue and 134-140 Chauncey street, southeast corner (Block 1692, Lot 6), Borough of Brooklyn.

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483-29-BZ—Reopened January 30, 1951 as Volume II—Application, January 2, 1951, under sections 7c, 7i and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, for Socony-Vacuum Oil Co., Inc., owner, to permit in a business use district, the addition of motor vehicle repairs and the parking and storage of more than five motor vehicles to existing gasoline service station, lubritorium, and auto laundry; and to permit the proposed increase and change of curb cuts, enclosure of pits and the installation of a pedestal sign, and to permit the omission of masonry piers and link chains; premises 2090 Bronxdale avenue and southwest corner of Brady avenue and White Plains road (Block 4283, Lot 1), Borough of The Bronx.

389-51-BZ—Application, May 16, 1951, under section 7f of the zoning resolution of John B. Snook Sons and Victor C. Farrar, applicants, for Carnegie Hall Auto Rental, Inc., owner, to permit in a business use district, the extension of garage use on West 56th street (Lot 40), presently used as a storage garage, to be extended into building located on Lot 39, presently used as a non-storage garage (three pleasure cars, balance dead storage); premises 108 to 112 West 56th street, south side, 150 ft. west of Avenue of the Americas (Block 1008, Lots 39 and 40), Borough of Manhattan.

390-51-A—108 to 112 West 56th street, south side, 150 ft. west of Avenue of the Americas (Block 1008, Lots 39, 40), Borough of Manhattan.

7-51-BZ—Reopened December 11, 1951 as Volume II for consideration as to rehearing re extension in height re—Application of Siegel & Green, for Senator Holding Corp., owner, under sections 7h and 21 of the zoning resolution, to permit in the business use, C area district portion of a lot located in a residence and business use district, the erection and maintenance of a business building (stores) using more than the permitted area, and to permit the parking of patron's motor vehicles in residence use portion of lot; premises 6717-6735 4th avenue, northeast corner of Senator street (Block 5851, Lot 1), Borough of Brooklyn.

556-26-BZ—Reopened October 23, 1951 as Volume III—Application, September 25, 1951, under sections 7c and 7f of the zoning resolution, of Fred C. Dahlem, for Avoncel Corporation, owner (Connor Realty Corp., lessee), to permit in a business use district, the reconstruction and extension of existing gasoline service station, to include lubritorium, car washing and office; and to permit the continuation of existing parking and storage of more than five motor vehicles; premises 2418 Amsterdam avenue and 501 West 180th street, northwest corner (Block 2152, Lots 82, 83, 84 and 85), Borough of Manhattan.

709-41-BZ—Reopened December 11, 1951 as Volume II—Application, November 14, 1951, under section 7c of the zoning resolution, of Charles M. Spindler, for Estate of John T. Dooling, owner, to permit in a retail use district, the proposed reconstruction and extension of former gasoline service station to include auto washing, lubrication, sale and storage of auto accessories, and office; premises 1926 East 177th street (Cross Bronx Expressway), southwest corner of Newbold avenue (Block 3795, Lots 27, 30 and part of Lot 31), Borough of The Bronx.

542-48-BZ—Reopened September 18, 1951 as Volume II—Application, July 18, 1951, under section 21 of the zoning resolution, of Jacob Bookshin, for 89 Hicks Street Corporation, owner, to permit in a residence use, B area district the erection and maintenance of a class A multiple dwelling using more than the area permitted; premises 128-130 Hicks street, west side, 45 ft. south of Clark street (Block 235, Lot 44), Borough of Brooklyn.

922-50-BZ—Application, December 15, 1950, under section 7h of the zoning resolution, of Louis Sanders, for Thomas Jerome, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of five years; premises 183-185 Vermont street, east side, 100 ft. south of Atlantic avenue (Block 3689, Lot 10), Borough of Brooklyn.

447-51-BZ—Application, June 21, 1951, under sections 7f, 7i and 7h of the zoning resolution, of Burke, Morrison and Green, for Frank Wiberg, owner, Sidney B. Smith, lessee (doing business as Sid Service Station), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto-washing, accessory sales and storage, motor vehicle repairs and office; and to permit the parking of more than five motor vehicles waiting to be serviced; for a term of fifteen years; premises 118-09 to 118-11 Rockaway boulevard, north side, 47.56 ft. east of 118th street (and 118-06 to 118-08 115th avenue); (Block 11662, Lots 8, 9 and 22), Ozone Park, Borough of Queens.

602-51-BZ—Application, September 5, 1951, under section 7h of the zoning resolution, of Robert Gottlieb, for Hermany Farms, Inc., owner, to permit in a residence use district, the parking and storage of milk delivery trucks on westerly portion of plot in conjunction with existing bottling plant, for a term of three years; premises 2338 Hermany avenue, south side, 341 ft. west of Zerega avenue (Block 3697, Lots 19, 21, 25), Borough of The Bronx.

648-51-BZ—Application, September 28, 1951, under sections 7f and 7i of the zoning resolution, of Old Peoples Home of The Eastern Missionary Association, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sales and storage of accessories, motor vehicle repairs and office; premises 3574 East Tremont avenue and 2896 Lafayette avenue, southwest corner (Block 5543, Lot 6), Borough of The Bronx.

732-51-BZ—Application, October 15, 1951, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, for Elihu Kunin, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car-washing, storage and sale of accessories, motor vehicle repairs and office, and to permit the parking of motor vehicles waiting to be serviced; for a term of fifteen years; premises 1151-1157 Utica avenue and 5001-5011 Clarendon road, northeast corner (Block 4761, Lots 37 and 39), Borough of Brooklyn.

779-51-BZ—Application, November 20, 1951, under section 7c of the zoning resolution, of Loshen and Lazarus, for Caesar Manufacturing Co., owner, to permit in an unrestricted and residence use district, the erection and maintenance of a building to be used for factory purposes; premises 66-67 69th street, southeast corner of 66th drive (Block 3050, Lot 63), Middle Village, Borough of Queens.

784-51-BZ—Application, November 14, 1951, under section 7h of the zoning resolution, of Lama, Proskauer and Prober, for Kendale Building Corp., owners, to permit in a residence use district, the parking and storage of motor vehicles for a term of two years; premises 2182-2206 Ocean avenue, west side, 86 ft. 7 in. south of Quentin road (Block 6802, Lots 14, 18 and 23), Borough of Brooklyn.

168-51-A—Appeal from a decision of the fire commissioner, re transportation, storage and sale of combustible mixture, known as Revlon Nail Enamel Remover in glass containers, in New York City (quantity in containers not in conformity with Administrative Code requirements).

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591-51-A—Vol. II—4309 Broadway, west side, 37 ft. 3½ in. south of West 184th street and 710 West 184th street (balcony); (Block 2180, Lots 114 and 115), Borough of Manhattan; (reopened December 11, 1951).

HARRIS H. MURDOCK, *Chairman.*

JANUARY 22, 1952, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 22, 1952, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

225-51-A—Vol. III—167-173 Wooster street, west side, 75 ft. north of West Houston street (Block 524, Lots 23, 25), Borough of Manhattan; (reopened December 4, 1951).

HARRIS H. MURDOCK, *Chairman*

JANUARY 29, 1952, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 29, 1952, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

868-49-BZ—Reopened October 23, 1951 as Volume II—Application, September 13, 1951, under sections 7c and 7h of the zoning resolution, of Paul Friedman, applicant, for Max Geffner, owner (Max Geffner doing business as Geffner Motors, lessee), to permit in the residence use district portion of a plot located in a residence and retail district, the parking of motor vehicles for patrons and employees (no fee to be charged), accessory to existing adjoining showroom for sale and display of motor vehicles, accessories and parts by authorized dealer, motor vehicle repair shop and gasoline service station (previously granted by the Board—expires April 11, 1965) with an opening in south wall of existing building for ingress and egress; premises 224-02 to 224-06 Merrick boulevard and 134-01 to 134-17 224th street; southeast corner (Block 13105, Lots 33 and 41), Laurelton, Borough of Queens.

869-49-A—224-02 to 224-06 Merrick boulevard and 134-01 to 134-09 224th street, southeast corner (Block 13105, Lot 41), Laurelton, Borough of Queens.

223-16-BZ—Reopened October 23, 1951 as Volume III—Application, September 28, 1951, under section 7f of the zoning resolution, of J. Paul Frampton, for Malbone Garage Incorporated, owner (Tri-line Motors, Inc., lessee), to permit in a business use district, the change in occupancy from canning and packing factory to public garage for more than five motor vehicles; premises 172-186 Empire boulevard, south side, 190 ft. east of Bedford avenue (Block 1314, Lot 15), Borough of Brooklyn.

130-21-BZ—Reopened April 24, 1951 as Volume II—Application, March 29, 1951, under sections 7c and 21 of the zoning resolution of M. Martin Elkind, for Paramount Distillate Co., Inc., owner, to permit in a business and residence use, C and D area district, the extension of existing building (garage, factory, storage and office), using more than the area permitted; premises 92 Monroe street, south side, 36.2 ft. west of Pelham street (Block 255, Lots 43, 45, 48 and 49), Borough of Manhattan.

312-51-BZ—Application, April 25, 1951, under sections 7c and 7A of the zoning resolution of Joseph Levy, Jr., for Sankap Realty Co., Inc., owner (Lujak Service Stations, Inc., lessee), to permit in a business use district, the maintenance of existing gasoline service station and lubritorium, and to permit existing four car garage and auto accessory store to remain with openings inter-connecting stores; and to permit entrances and show win-

dows more than the permitted distance from the intersection; premises 2041-2049 Flatbush avenue and 2-14 Baughman place, southeast corner (Block 7868, Lot 18), Borough of Brooklyn.

377-51-BZ—Application, May 15, 1951, under section 7h of the zoning resolution of George Weisbarth, for Gorr-Vell Realty Corp., owner, to permit in a residence and local retail use district, the parking of motor vehicles for a term of years, for tenants and customers (no fee to be charged); premises 220-06 to 222-24 Hempstead avenue, southwest corner of 223rd street (Block 11157, Lot 20), Queens Village, Borough of Queens.

473-51-BZ—Application, June 26, 1951, under section 21 of the zoning resolution of William A. Lacerenza, for Louis Melnick, owner, to permit in a business use, C area district, the extension of existing building using more than the area permitted; premises 309 Sheffield avenue, east side, 94 ft. 6 in. north of Sutter avenue (Block 3754, part of Lot 6), Borough of Brooklyn.

474-51-BZ—Application, June 26, 1951, under section 21 of the zoning resolution of William A. Lacerenza, for Louis Melnick, owner, to permit in a business use and unrestricted use, C area district, the extension to existing building using more than the area permitted; premises 311 Sheffield avenue, east side, 76 ft. north of Sutter avenue (Block 3754, part of Lot 5), Borough of Brooklyn.

590-51-BZ—Reopened December 11, 1951 as Volume II—Application, December 17, 1951, under sections 7c and 7e of the zoning resolution of Samuel A. Hertz, for Rosirv Realty Corp. and Rachel Horowitz, owners, to permit in the residence use district portion of a lot located in residence and business use district a curb cut and driveway to be used by existing hardware store for loading and unloading; premises 4309 Broadway, west side, 37 ft. 3½ in. south of West 184th street and 710 West 184th street (Block 2180, Lots 114 and 115), Borough of Manhattan.

797-51-BZ—Application, December 5, 1951, under sections 7c, 7h and 21 of the zoning resolution, of Paul Friedman, for Milton Fox, owner (John Gotti, lessee), to permit in the business use, D area district portion of a lot located in a residence and business use district, the erection and maintenance of a business building (stores), using more than the area permitted, and to permit the unbuilt upon portion of lot to be used for off street loading and the parking of motor vehicles for patrons and employees (no fee to be charged); premises 1302-1316 Avenue Z and 2601-2617 East 13th street, southeast corner and 1320 Sheepshead Bay road (Block 7458, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

FEBRUARY 5, 1952, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 5, 1952, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

559-50-SM—Vol. I—Fenestra Building Panels—Type D and AD (no fire resistive rating).

403-51-SA—George Koch Sons, Inc. Metal Finishing System.

85-33-SA—Vol. II—Cleaver-Brooks Oil Burner; (reopened June 10, 1947 re amendment to resolution as to change of name).

559-50-SM—Vol. II—Fenestra Building Panels—Type D and AD (with 4 hour fire resistive rating).

673-51-SM—Linoleum Tile.

CALENDAR

570-51-SM—Aerotex Fire Retardant NDC (Flameproofing compound for textiles).

479-40-SM—Armstrong's Cork Tile Flooring; (reopened October 30, 1951 re amendment to resolution).

370-51-SM—Schundler Vermiculite Plaster Aggregate (Fire Protection of Steel Columns).

436-51-SM—American Brand Vermiculite Plaster Aggregate (fire protection of steel columns).

787-51-SA—Sterling Suspended Gas Fired Unit Heaters Models 55S, 90S, 120S, 160S and 200S.

17-51-SM—Coralux (Perlite) Plaster Aggregate.

16-51-SM—Schundler Vermiculite Plaster Aggregate.

790-51-SM—Scalamandre Silk, Inc., (flame retarded with Ideal Chemical Products, Inc., Flame Master No. 7).

314-40-SM—Amendment of resolution to include Flintkote Perforated Insulation Board (Hawaiian Type).

145-39-SM—Flintkote Company Asbestos and Asphalt Siding Shingles; (reopened June 19, 1951 re amendment of resolution to include additional asbestos siding shingles).

211-41-SA—Vol. II—Gas-Vac Radiators Nos. 7, 15 and 25; (reopened January 13, 1948 re amendment of resolution to include additional models namely Gas-Vac Radiators No. 7, 15, and 25).

780-51-SM—Approved Welded Tank Company 275 Gallon Fuel Oil Tank.

715-51-SA—Calorex Bi-Tube Oil Steam Preheaters, Models Nos. 6-6, 6-9, 6-12, 6-15, 6-18, 8-15, 8-20, 8-25, 8-30, 10-22, 10-30, 40, 50 and 60.

8-44-SM—X-Pando Pipe Joint Compound.

533-41-SM—Homasote and Homasote Weatherproof Insulating Board.

547-50-SM—Gold Bond Thermoacoustic.

796-51-SM—Copper Core Automatic Gas Water Heater Models CWH30, CWH45, CWH60 and CWH80.

718-47-SM—Parkway Cinder and Concrete Blocks.

166-33-SA—Gold Star Oil Burner (reopened May 17, 1949 re amendment of resolution as to additional trade name).

779-38-SA—Vol. II—Martin and Schwartz Computing and Non-Computing Gasoline Pumps, Model 70 Series 2F and Model 70 Series 21 (previously approved re Model 70 and Model 80); (reopened November 14, 1951 re amendment of resolution to include additional models of gasoline pumps).

HARRIS S. MURDOCK, *Chairman*

FEBRUARY 26, 1952, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 26, 1952, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

458-38-BZ—Reopened January 9, 1951 as Volume II—Application, December 12, 1950, under sections 7e, 7h and 21, of the zoning resolution of Henry Nordheim, applicant, for Frank Memola, owner, to permit in a residence use district, the addition of parking and storage of motor vehicles to existing car washing and greasing (lubratorium); premises 1800 Cross Bronx expressway and 1376 Beach avenue, southeast corner (Block 3881, Lot 11), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of meeting of December 11, 1951).

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

344-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Nicholas Scandore, owner.

SUBJECT—Application for consideration—reopening to consider extension of use—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, to permit in a residence use district, the proposed extension of use as recreation center to include band stand and dance floor in addition to bowling alleys, billiard room, ping-pong room, ice cream parlor and tennis courts (previously granted by the Board).

PREMISES AFFECTED—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street (Block 5495, Lot 870), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, to consider extension of use, subject to the regular procedure.

461-37-BZ—Vol. III

APPLICANT—Sylvan Bien, for Calman J. Ginsberg, owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) previously granted on condition under sections 7b and 7c of the zoning resolution, to permit in restricted retail and residence use district, the erection of business building, stores and office and garage without required rear yard.

PREMISES AFFECTED—247-261 Madison avenue and 21-25 East 38th street, northeast corner (Block 868, Lots 20, 22, 23, 24, 25, 26, 54, 55 and 56), Borough of Manhattan.

APPEARANCES—

For Applicant: M. Brody.

For Opposition: Murray Schwartz and Henry D. Bingham, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

709-41-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Estate of John T. Dooling, owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use, D area district, the reconstruction and extension in area of an existing gasoline service station (buildings demolished) and construction of a new building to be used for auto washing, lubrication, office and sale of auto accessories (previously withdrawn for erection of gasoline station).

PREMISES AFFECTED—1926 East 177th street (Cross Bronx Expressway), southwest corner of Newbold avenue, (Block 3795, Lots 27, 30 and part of Lot 31), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider new proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

715-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Peter A. Vingiello, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change of occupancy from private garage to motor vehicle repair shop, with school yard between intersecting streets, for a term of years.

PREMISES AFFECTED—966 4th avenue and 367-369 37th street, northwest corner (Block 696, Lot 39), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn at request of the applicant as premises have been sold to a new owner.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

374-48-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Emar Service Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of use—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of an auto laundry (high speed), now to include gasoline service station.

PREMISES AFFECTED—175-02 to 175-08 Horace Harding boulevard and 175-01 to 175-03 64th avenue, southeast corner (Block 6891, Lot 13), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of use, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

479-48-BZ—Vol. II

APPLICANT—Henry George Greene, for Betty H. Ossip, owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit partly in business and partly in residence use district, the erection of thirty one-car garages and repair shop (previously granted for parking and storage of motor vehicles on open lot).

PREMISES AFFECTED—65-89 Austin street and 94-01 66th avenue, northwest corner (Block 3100, Lot 40), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider new proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

590-51-BZ—Vol. II

APPLICANT—Samuel A. Hertz, for Rosirv Realty Corp., owner (Rachel Horowitz, lessee).

SUBJECT—Application for consideration—reopening re new proposal—re Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in the residence use portion of a lot located in a residence and business use district, a curb cut and driveway to be used by existing hardware store for loading and unloading (previously withdrawn).

PREMISES AFFECTED—4309 Broadway, west side, 37 ft. 3 1/8 in. south of West 184th street and 710 West 184th street (Block 2180, Lots 114 and 115), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel A. Hertz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider new proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 5:00 P.M.

Joseph J. Doyle, Chief Clerk.

MINUTES

REGULAR MEETING

TUESDAY MORNING, DECEMBER 18, 1951, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 20, 1951, were approved, as printed in the Bulletin of November 27, 1951, Vol. 36, No. 48.

ZONING APPLICATIONS

201-27-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for L. and R. Realty Co., Inc., owner.

SUBJECT—Application reopened July 10, 1951—re Application (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles waiting to be serviced, with a show window and entrance (curb cut) more than the permitted distance from the intersection.

PREMISES AFFECTED—333-339 Reid avenue and 134-140 Chauncey street, southeast corner (Block 1692, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Lazarus Rosenberg.

For Opposition: Julius Garrell and John Kleis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 22, 1952, at 10 A.M. for inspection and further consideration if deemed necessary by the Board.

483-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application reopened January 30, 1951—re Application (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the addition of motor vehicle repairs and the parking and storage of more than five motor vehicles to existing gasoline service station, lubricatorium, and auto laundry; and to permit the proposed increase and change of curb cuts, enclosure of pits and the installation of a pedestal sign, and to permit the omission of masonry piers and link chains.

PREMISES AFFECTED—2090 Bronxdale avenue and southwest corner of Brady avenue and White Plains road (Block 4283, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and James L. Squire.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 22, 1952, at 10 A.M. to obtain approved plans and records from Department of Housing and Buildings.

458-38-BZ—Vol. II

APPLICANT—Henry Nordheim, for Frank Memola, owner (Beachwood Super Service, lessee).

SUBJECT—Application reopened January 9, 1951—re Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the addition of parking and storage of motor vehicles to existing car washing and greasing (lubritorium).

PREMISES AFFECTED—1800 Cross Bronx expressway and 1376 Beach avenue, southeast corner (Block 3881, Lot 11), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Fred Bisentz, Helen Geiwert, Rose Gallielino, Mrs. Conozza, Mrs. Kalenik, Mrs. Lowe and Mrs. J. Stipnek.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 26, 1952, at 10 A.M. for further consideration after applicant has filed new application, covering entire gasoline station.

822-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Blatman, owner.

SUBJECT—Application reopened September 27, 1949—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the change in occupancy from public market to laundry (curtain cleaning business).

PREMISES AFFECTED—1573-1575 McDonald avenue, east side, 140 ft. north of Avenue N (Block 6564, Lot 58), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: George Tobin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 22, 1952, at 10 A.M. at the request of the applicant; hearing previously closed.

868-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Max Geffner, owner (Max Geffner, doing business as Geffner Motors, lessee).

SUBJECT—Application reopened October 23, 1951—re Application (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in the residence use district portion of a plot located in a residence and retail use district, the parking of motor vehicles for patron's and employees (no fee to be charged), accessory to existing adjoining showroom for sale and display of motor vehicles accessories and parts by authorized dealer, motor vehicle repair shop and gasoline service station (previously granted by the Board—expires April 11, 1965), with an opening in south wall of existing building for ingress and egress.

PREMISES AFFECTED—224-02 to 224-06 Merrick boulevard and 134-01 to 134-17 224th street, southeast corner (Block 13105, Lots 33 and 41), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Jacob Cottin, Mrs. Rae Zohler, Thomas Pellettiri and Mrs. Bernard Koeln.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 29, 1952, 10 A.M. for inspection and decision without further argument.

MINUTES

415-50-BZ

APPLICANT—Joseph A. Doyle, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—42-22 Union street, west side, 167 ft. south of Sanford avenue (Block 5180, Lot 46), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph A. Doyle.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 8, 1952, at 10 A.M. at the request of the applicant, to furnish information requested by the Board at the meeting of November 20th, 1951.

787-50-BZ

APPLICANT—Simeon Heller, for Anna Di Agostino, owner (Jerry and Leonardo, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension in use and area of an existing gasoline service station and motor vehicle repair shop (previously granted by the Board for a term of years—expired June 28, 1951), to be used as a gasoline service station, office, salesroom, motor vehicle repairs, lubrication, car washing, body repairs and auto painting; and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1, Corona, Borough of Queens).

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 8, 1952, at 10 A.M. for further consideration after applicant has corrected his plans.

838-50-BZ

APPLICANT—R. V. Perotto, for Attilio Bonassin, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubratorium and accessory sales.

PREMISES AFFECTED—3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn.

APPEARANCES—

For Applicant: R. V. Perotto.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 22, 1952, at 10 A.M. for decision.

82-51-BZ

APPLICANT—Harry Hurwit, for 1600 Adams Street Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the residence use portion of a lot, the continuance of existing frame building

as a motor vehicle repair shop and the parking and storage of motor vehicles with a driveway and curb cut (site partially in a business use and partially in a residence use district).

PREMISES AFFECTED—1601-1609 Van Buren street, south side, 340 ft. west of Van Nest avenue (Block 4018, Lot 20) and 1608 Adams street, north side, 80 ft. west of East Tremont avenue (Block 4018, Lots 20 and 43), Borough of The Bronx.

APPEARANCES—

For Applicant: Harry Hurwit.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 22, 1952 at 10 A.M. for applicant to file additional plan and statement.

251-51-BZ

APPLICANT—Max Horn, for Mathilde A. Brauer, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—120-09 New York boulevard, east side, 40 ft. south of 120th avenue (Block 12378, Lot 26), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Walter Brauer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for further consideration; date to be set.

252-51-BZ

APPLICANT—Max Horn, for Sophie Hausser, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—120-48 166th street, west side, 274.43 ft. north of Baisley boulevard (Block 12381, Lot 72), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Walter Brauer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for further consideration; date to be set.

384-51-BZ

APPLICANT—Warren A. Sambach, for Reliance Federal Savings and Loan Association Queens Village, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use, C area district, the extension of existing bank building, using more than the area permitted.

PREMISES AFFECTED—216-26 Jamaica avenue, south side, 97.75 ft. west of 218th street (Block 10759, Lot 161), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Warren A. Sambach and George La Pasta.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952, 10 A.M. for inspection and decision without further argument.

MINUTES

389-51-BZ

APPLICANT—John B. Snook Sons and Victor C. Farrar, for Carnegie Hall Auto Rental, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the extension of garage use on West 56th street (Lot 40) presently used as a storage garage to be extended into building located on lot 39, presently used as a non-storage garage (three pleasure cars, balance dead storage).

PREMISES AFFECTED—108-112 West 56th street, south side, 150 ft. west of Avenue of the Americas (Block 1008, Lots 39 and 40), Borough of Manhattan.

APPEARANCES—

For Applicant: F. W. Monckmeyer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 22, 1952, at 10 A.M. at the request of the applicant.

684-51-BZ

APPLICANT—Ingram S. Carner, for Seaford Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the erection and maintenance of a store (super market) using more than the area permitted.

PREMISES AFFECTED—15-07 122nd street, east side, 50.03 ft. south of 15th avenue (Block 4084, Lot 13), College Point, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection; date to be set.

741-51-BZ

APPLICANT—Millard Henlein, for S. H. Kress and Co. (Samuel Gold, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district, the parking and storage of more than five motor vehicles for a term of three years.

PREMISES AFFECTED—351-353 1st avenue, west side, 54 ft. north of East 20th street and 355-357 East 20th street, north side, 60 ft. west of 1st avenue (Block 926, Lots 32, 33, 37 and 38), Borough of Manhattan.

APPEARANCES—

For Applicant: Millard Henlein and Samuel Gold.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to January 15, 1952, 10 A.M. for inspection and decision without further argument.

83-17-BZ—Vol. II

APPLICANT—Imre Chairman, for Samuel Begon, owner (Isador Ferleger, lessee).

SUBJECT—Application reopened October 23, 1951—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district,

the rearrangement of stores, and the change in occupancy of one of the stores to a launderette.

PREMISES AFFECTED—581 Howard avenue, east side, 100 ft. 5 in. south of Pitkin avenue (Block 3512, Lot 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Imre Chairman and Joseph Timan.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (83-17-BZ—Vol. II)

WHEREAS, Imre Chairman, for Samuel Begon, owner; Isador Ferleger, lessee, filed October 4, 1951, an application under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the rearrangement of store (previously granted by the Board) and the change in occupancy of one of the stores to a launderette, affecting premises 581 Howard avenue, east side, 100 feet, 5 in. south of Pitkin avenue (Block 3512, lot 36), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. II on October 23, 1951, subject to the regular procedure, to consider change of use and extension of area; and

WHEREAS, a public hearing was held on this application on December 18, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Pitkin avenue is in a business use, C area and Class 1½ height district; Howard avenue and the site are in residence and business use, C area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 27, 1951, acting on Alt. Applic. 2957/51, reads:

"1. Rearrangement of stores and the occupancy of one of these stores as a launderette in a bldg. partly within a residential district is contrary to Art. 2 Sect. 3 of the zoning resolution.

Note: These premises was subject to a variation granted by the Bd. of Standards & Appeals under 83-17-BZ."

and

WHEREAS, the applicant states the premises consist of a plot 50.2 ft. front by 76 ft. 9¾ in. depth, on which is located a building 50.2 ft. front by 60 ft. in depth, one story 12 ft. in height of Class 3 construction, presently used as public market and store, for which Certificate of Occupancy 55623/29 has been issued; that it is proposed to change the occupancy of Store 3 to a launderette with 70 washing machines, 2 dryers and two extractors; and

WHEREAS, the applicant contends that at the Board's hearing on January 30, 1917, three stores were permitted on subject premises; that in 1929 this was changed to one store and public market and the aforementioned certificate of occupancy was issued; that in 1936 at an auction the present owner acquired the property and found three stores, which he subsequently rented, as attested by the enclosed lease and transfer verify; that the premises consist of a plot 50.2 front by 76 ft. 9¾ in. in depth with a one-story building extending from a business, yet passing through a portion of residence and ending in business; that considering the granted variance in 1917, only the middle portion would be in residence use and the owner not realizing these facts rented the southerly store as a launderette; that considering the grant and that the rear of the plot and building are in a business use district, the middle section would be rendered inaccessible and therefore work a great hardship on the owner; that it is requested that the Board grant the full length of the building for business and the southerly most portion for use as a launderette; that hard-

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ship to the owner is proven by the fact the rear portion of the property, 23 ft. 9 in. is in business use and cannot be used as there is no approach for business; that there is no cellar under the building as individual store owners furnish their own heat for their respective purposes; that the Building Department would not approve any other launderette than with machines of the type approved by the Board of Standards and Appeals under Cal. #136-46-SA and subsequently affirmed by the Supreme Court; that the extractor and dryer are approved by the Supreme Court; that the store #1 and 2 are as indicated on plans and will not be changed.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 13, 1917, by adding thereto:

"that in the event the owner desires to occupy the building as now proposed and as indicated on plans filed with this application, marked 'Received October 4, 1951' (3 sheets) and 'November 16, 1951' (1 sheet), such use of the premises may be permitted, provided the building is not increased in height or area and in all other respects complies with the requirements of the Building Code and the Zoning Resolution; that the type of store occupancy shall be as permitted in a local retail district; that one store, as proposed, may be used as a launderette, provided the equipment installed therein is of a type as approved by the Board and in accordance with law; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto."

1187-24-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened October 9, 1951—re Application (decision of the borough superintendent) under sections 7c and 7d of the zoning resolution, to permit in a residence use district, the extension of existing central telephone exchange building.

PREMISES AFFECTED—87-28 109th street, west side, 264.67 ft. south of Jamaica avenue and 87-29 108th (Block 9198, Lots 91, 1, 55 and 56), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: M. A. Munson, Elbert Cobb and Joseph B. Klein.

For Opposition: Alva Hill, Arthur Meierdiercks and Mrs. John Apelskog.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4
Negative 0

THE RESOLUTION (1187-24-BZ—Vol. II)

WHEREAS, New York Telephone Co., owner, filed August 29, 1951 an application under sections 7c and 7d of the zoning resolution, to permit in a residence use district the extension of an existing central telephone exchange building affecting premises 87-28 109th street, west side, 264.67 ft. south of Jamaica avenue, and 87-29 108th street (Block 9298, Lots 1, 55, 56 and 91), Richmond Hill, Borough of Queens; and

WHEREAS, this application was reopened as Vol. II on October 9, 1951 subject to regular procedure, to consider extension of the building; and

WHEREAS, a public hearing was held on this application on December 18, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Jamaica avenue is in a business use, C area, class 1 height district; 109th and 108th streets are

in residence and business use, C area and class 1 height districts; the site is in a residence use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 19, 1951 acting on Alt. Applic. 1837-51, reads:

1. Since the present structure was approved under Cal. #1187-24-BZ, any changes would require approval of the Board of Standards & Appeals.

2. The extension of a business building within a residence use district is contrary to Art. 2 Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 and 120 ft. frontage by 200 ft. in depth, on which is located a building 45 and 72 ft. front, 2 and 4 stories, 32.8 and 60.7 ft. in height, of class 1 construction, presently used as a telephone exchange building; that it is proposed to erect an addition on the 108th street frontage 42 ft. 6 in. by 111 ft. 6 in. in depth, irregular, three stories, 47.7 ft. in height, of class 1 construction, and a partial 4th floor extension of existing building 20 ft. 8 in. by 13 ft. located over northeast corner of proposed 3 story extension; and

WHEREAS, the applicant contends that the original building was erected by the Telephone company in 1910, prior to the adoption of the New York City zoning resolution, on land acquired by it in 1909; that because of the increased requirements for telephone service in the area served by this exchange, the company has constructed, on three occasions, additions to the existing building in a residence use district; that in 1920 an addition was constructed pursuant to variation made by the Board under Cal. No. 865-19-BZ, in 1922 a addition was constructed pursuant to variation granted under Cal. No. 1141-21-BZ and in 1925 an addition was constructed pursuant to variation of the Board under Cal. No. 1187-24-BZ; that it is now desired to construct a three story and basement extension to the existing building and a partial fourth floor extension of the existing building measuring 20 ft. 8 in. by 13 ft., located over the northeast corner of the proposed 3 story extension; that the frontage of the building as proposed to be extended, will be increased by 42.5 ft. along 108th street and the depth will be 111.5 ft., and will be 47.7 ft. in height; that part of the existing building is 4 stories in height and part is 2 stories in height and has a frontage on 109th street of approximately 80 ft. and a frontage on 108th street of approximately 45 ft. and is of fire resisting construction, of brick exterior walls and cast iron and structural steel columns, steel floor and roof beams and terra cotta floor and roof arches; that the 109th street (east) wall and part of the south wall are faced with Sayre and Fishers up-draft dark red front brick laid in flemish bond with grated joint and trimmed with terra cotta; that the other walls are of common brick with terra cotta and stone sills; that the existing building has copper cornice and limestone and partially bluestone coping; that the coping on the front elevation on 108th and 109th streets is limestone; that the proposed extension and addition will be architecturally and structurally in keeping with the existing building; that with respect to the necessity for the proposed extension and addition, the existing building has an equipment capacity of two manual units and now houses the full size Virginia 7 and 9 manual offices and that these switchboards have reached their maximum capacity; that the Richmond Hill central exchange is the last large remaining manual center in New York City and in order to provide subscribers with the speedier service available through use of modern dial equipment, it is planned to replace the present manual system with cross-bar dialing units, and because of this the proposed extension and addition are necessary; that it is anticipated that the installation of four new units will be adequate to meet anticipated demands for at least the next 10 years; that present schedules call for completion of the proposed extension and addition by February 1953 and

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installation of the new central office equipment by November 1953 provided the company is permitted to proceed with the proposed extension and addition at an early date; that the Richmond Hill central telephone exchange building is the telephonic wire center of an important and developing area of service demands; that abandonment of this center and establishment of a new one at another location would involve very substantial expenditures for purchase of land, erection of a new building, installation of central office equipment and reconcentration on outside plant; that it would also entail uneconomical duplication and impairment of efficient telephone operation and would cause considerable delay in filling applications for telephone service in this area; that in view of the urgent need for increasing and improving telephone facilities in this area, it is respectfully requested that this variance be granted.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1924, by adding thereto:

" . . . that in the event the New York Telephone Company, as owner, acquires additional premises and desires to construct an addition to the premises as permitted by resolution adopted December 16, 1924, and as now indicated on plans marked "Received August 23, 1951," 8 sheets, and "November 23, 1951," 4 sheets, the use of such additional area and the construction of such additional building extensions may be permitted under Section 7, subdivision d, *on condition* that the building shall not be increased in height or area other than as already erected and as now proposed; that on the side lot lines and street building lines where the walls of existing or proposed buildings do not occur there shall be erected a woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height, erected on a masonry foundation with no openings therein, except one opening from 108th street toward the south with a curb cut not over 10 ft. in width and with a similar opening on 109th street; that the space approximately 48 ft. in width proposed to be unbuilt upon along 109th street may be occupied for the parking of cars of employees of the building but the space through the side yard to 108th street shall not be so used; that a sign may be permitted at the entrance to 109th street stating that parking of cars is permitted only for employees of the N. Y. Telephone Company; that in all other respects the building and occupancy shall comply with the zoning resolution and all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

438-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Fannie Wolf, owner.

SUBJECT—Application reopened July 17, 1951—re Application (decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a business use district, the extension in use and area of existing gasoline service station, lubritorium, auto laundry and store, to include motor vehicle repair shop.

PREMISES AFFECTED—4312-4318 Church avenue, south side, 40 ft. 8 in. west of Troy avenue (Block 4897, Lots 7 and 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinea 4

Negative 0

THE RESOLUTION (438-39-BZ—Vol. III)

WHEREAS, Lama, Proskauer and Prober for Fannie Wolf, owner, filed June 27, 1951 an application under sections 7c, 7f and 7i of the zoning resolution, to permit in a business use district the extension in use and area of existing gasoline service station, lubritorium, auto laundry and store (previously granted by the Board for lot 10) to include motor vehicle repair shop, effecting premises 4312 to 4318 Church avenue, south side, 40 ft. 8 in. west of Troy avenue (Block 4897, Lots 7 and 10), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. III on July 17, 1951 subject to regular procedure, to consider extension of use and area; and

WHEREAS, a public hearing was held on this application on November 27, 1951 after due notice by publication in the Bulletin; and laid over to December 18, 1951, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Troy avenue is in residence and business use, D area, class 1 height districts; Church avenue and the site are in a business use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 21, 1951 acting on Alt. Applic. 1626-51, reads:

"1. In a business use district, the change in use from "Gasoline Service Station, Lubritorium, Laundry and Store" to "Gasoline Service Station, Lubritorium, Minor Repairs, Auto Laundry, Office and Storage" and the extension of use into the adjoining lot, is contrary to Art. II, Sec. 4(a) Sects. 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 91 ft. in depth, irregular; that the westerly 60 ft. is developed with a gasoline service station consisting of 5 buried 550-gallon each gasoline storage tanks and 2 dual type gasoline pumps and an accessory building at the rear having a frontage of 60 ft. and a depth of 40 ft., 1 story in height, of class 3 construction, containing the conjunctive uses to a gasoline station and office, storage, auto laundry and lubritorium; that this building was originally erected under N.B. 2757 and certificate of occupancy 87764 was issued for use as an auto laundry, store and lubritorium; that under a variance granted by the Board under Cal. 438-39-BZ, the additional use of a gasoline service station was added to the front of the premises under N.B. 1125-39 and certificate of occupancy 105301 was then issued for a gasoline service station, store, lubritorium and auto laundry; that it is now proposed to maintain the present uses and add minor auto repairs to present lubritorium and to extend the gas station an additional 20 ft. to the east and also extend the present building by erecting an additional lubritorium having a frontage of 20 ft. and a depth of 44 ft.; and

WHEREAS, the applicant contends that conditions in the affected area have not improved since the variance granted by the Board, and that much of the then vacant lots are still undeveloped, showing that the premises are still unsuited for stores; that block 4878, lots 33 and 35, block 4881, lots 40, 41 and 34, block 4898, lot 12 are now all developed with billboards and that since the original gas station erection the non-conforming use of lumber yard and shed has been established in block 4896, lot 7; that the premises are adjoined to the east by a brick building and has its wall on the lot line so that it will be unaffected; that the owner desires to increase the size of the gas station in order to render a greater and more efficient service to the community; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommends that the application should be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1941, as amended by resolutions adopted March 10, 1942, September

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24, 1946 and September 25, 1951, as to extension of term, by adding thereto:

"that in the event the owner desires to extend the area by the addition of lot #10, substantially as proposed and as indicated on plans filed with this application, marked 'Received June 27, 1951' (4 sheets), such additional area may be permitted under section 7f for a term coterminus with that of the existing variance; that such lot may be arranged with a lubritorium building, as indicated on such plans, permitting the elimination of the existing brick wall from Church avenue to the accessory building as hereinbefore required, *on condition* that there shall be a facing wall constructed along the wall of the adjoining building on lot #11, of a height similar to the existing wall now to be removed; that curbing shall be constructed against such wall as proposed; that the number of gasoline dispensing pumps may be increased to two sets of twin pumps, at total of four pumps; and, *granted* under section 7i to permit the repairing of motor vehicles with hand tools only; that no repairing shall be carried on except within the accessory building; that such repairing shall be for a similar term as for the gasoline service station; that in all other respects the resolutions heretofore adopted as to requirements shall be complied with, including the requirements that the windows at the rear shall be made fixed and kept unopened and no additional windows installed in the rear or side lot lines of the existing or proposed building; that such portable firefighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building shall comply with the requirements of the Building Code as to construction; and that a new certificate of occupancy shall be obtained; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

249-47-BZ

APPLICANT—Jacob J. Gloster, for Dominick Lamacchia, owner.

SUBJECT—Application reopened November 20, 1951—re extension of term of variance—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy from storage and office, to office, storage, and baling of waste paper.

PREMISES AFFECTED—596 Water street, and 80 Montgomery street, northwest corner (Block 245, Lot 47), Borough of Manhattan.

APPEARANCES—

For Applicant: Amos E. Gloster.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE TO EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (249-47-BZ)

WHEREAS, Jacob J. Gloster for Dominick Lamacchia, owner, filed March 18, 1947 an application under section 7e of the zoning resolution to permit in a business use district, the change in occupancy from storage and office to office, storage, and baling of waste paper for a period of time, affecting premises 596 Water street and 80 Montgomery street, northwest corner (Block 245, Lot 47), Borough of Manhattan, was granted by the Board on July 1, 1947, on certain conditions; and

WHEREAS, the term of variance was extended on June 7, 1949; and

WHEREAS, the applicant requested reopening of this application and a further extension of the term of variance, which had expired by time limitation; and

WHEREAS, this application was reopened on November 20, 1951 and set for hearing on December 18, 1951 at 10 A.M. to permit two publications in the Bulletin and filing of new decision of the borough superintendent as to extension of term of variance, waiving all other requirements; and

WHEREAS, a public hearing was held on this application on December 18, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated December 7, 1951 acting on amendment to Alt. Applic. 1085-46, reads:

"6—Repeated.

Change of use of first floor from storage to storage and baling of waste paper, in a class 3 building located in a Business use district not permitted. Article VI, para. 4(a) 20 Zoning Resolution."

and

WHEREAS, Certificate of Occupancy No. 35787 was issued by the department of housing and buildings, in accordance with the resolution last adopted by the Board on June 7, 1949, for the term therein permitted under Alt. Applic. 1085/46;

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 1, 1947, as amended by resolution adopted June 7, 1949, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"*granted* under section 7, subdivision e for a term of two (2) years from the date of this amended resolution, to permit . . . that other than as herein amended, the resolution adopted on July 1, 1947 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained (Alt. App. 1085/46)."

229-49-BZ—Vol. II

APPLICANT—Joseph B. Klein, for Peter I. Feinberg, owner (Milton Zellermeier, lessee).

SUBJECT—Application reopened September 11, 1951—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use district portion of plot, the parking of motor vehicles for a term of years, for patrons and employees—no fee to be charged.

PREMISES AFFECTED—1677 Bruckner boulevard, northwest corner of Fteley avenue (Block 3721, Lots 1 and 8), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Klein and M. Zellermeier.

For Opposition: William O. Lohr and Edw. Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (229-49-BZ—Vol. II)

WHEREAS, Joseph B. Klein for Peter I. Feinberg, owner, Milton Zellermeier lessee, filed July 2, 1951 an application under section 7h of the zoning resolution, to permit in the residence use district portion of plot the parking of motor vehicles for a term of years for patrons and employees, no fee to be charged, affecting premises 1677 Bruckner boulevard, northwest corner of Fteley avenue (Block 3721, Lots 1 and 8), Borough of the Bronx; and

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WHEREAS, this application was reopened as Vol. II on September 11, 1951 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on November 27, 1951 after due notice by publication in the Bulletin, and laid over to December 18, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Fteley avenue is in a residence and business use, D area, class 1½ height districts; Bruckner boulevard and the site are in residence and business use, D and E area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 29, 1951 acting on Alt. Applic. 420-51, reads:

"1—Proposed parking of motor vehicles, in the portion of this lot which is in a Residence Use District, is contrary to Article II, Section 3, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 50 and 67.87 ft. in depth, irregular, presently vacant, except for a one-story lunch wagon with parking lot for patrons in the retail use district portion of the plot; that it is proposed to use that portion of the lots located in the residence use district for additional parking for patrons and employees for which no fee will be charged, and also that the parking will be limited only to patrons and employees of the lunch wagon; that the additional parking will facilitate the flow of traffic and avoid parking on heavily trafficked Bruckner boulevard; that the plot will be substantially leveled to grade and will be surfaced with steam cinders, clean gravel or other suitable material and will be treated with a binder and rolled; that there will be provided suitable fences on the interior and street lot lines; that as a matter of fact, the creating of this off street parking is in keeping with the spirit and intent of existing and proposed laws which require off street parking; and

WHEREAS, the plan furnished by the Department of Parks, showing proposed park and proposed roadway of Bronx River Parkway, indicates a clover leaf at the intersection of Bruckner boulevard between Metcalf and Morrison avenues which is westerly of site in question; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h of the zoning resolution

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h, to permit the occupancy of the premises substantially as proposed and as indicated on plans filed with this application, marked "Received July 2, 1951" (2 sheets), *on condition* that these premises shall be occupied solely in conjunction with the premises on lot 1 and for parking only of motor vehicles of persons awaiting service at the restaurant on Lot 1 and for no other use; that entrance to Lot 8 shall be solely from the service road of Bruckner boulevard and from Lot 1 and with no entrance or exit to Metcalf avenue; that along all interior lot lines and the street lines of Metcalf avenue and Bruckner boulevard there shall be erected a woven wire fence of the chain link type with anchored steel posts not less than 5 ft. 6 in. in height with no openings therein except the opening to Bruckner boulevard herein permitted; that such opening shall not exceed 12 ft. in width with curb cut opposite not exceeding 15 ft. in width; that in all other respects the occupancy shall comply with all laws, rules and regulations applicable thereto; that no signs shall be erected on Lot 8; that all permits required shall be obtained and all work completed within six (6) months from the date of this application; and that a certificate of occupancy shall be obtained in addition to the certificate for the use now established on Lot 1.

817-50-BZ—Vol. II

APPLICANT—William A. Lacerenza, for Napach Realty Corp., owner.

SUBJECT—Application reopened November 27, 1951—re Application (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of stores with show windows and entrances beyond the permitted distance from the intersection.

PREMISES AFFECTED—352-360 Avenue S and 2083-2091 McDonald avenue southeast corner (Block 7104, Lots 112 and 114), Borough of Brooklyn.

APPEARANCES—

For Applicant: William A. Lacerenza.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (817-50-BZ—Vol. II)

WHEREAS, this application under section 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of stores with show windows and entrances beyond the permitted distance from the intersection, affecting premises 352 to 360 Avenue S, and 2083 to 2091 McDonald avenue, southeast corner (Block 7104, Lots 112 and 114), Borough of Brooklyn was granted by the Board on April 17, 1951, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and an amendment of the resolution; and

WHEREAS, this application was reopened as Vol. II on November 27, 1951 and set for hearing December 18, 1951 at 10 A.M., waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, because of change of zoning of the premises, effective May 15, 1951 after the adoption of the resolution of the Board on April 17, 1951; and

WHEREAS, a public hearing was held on this application on December 18, 1951, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated December 6, 1951 acting on N.B. Applic. 1067-40, reads:

"2—Proposed erection of one story class 3 structure for use as stores on a lot located within a residence use district violates Art. II Sec. 3 Bldg. Zone Resolution.

Note—Zone changed to residence subsequent to Res. Cal. No. 817-50-BZ Board of Standards and Appeals."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 17, 1951, by adding thereto:

"that the terms of the resolution adopted on April 17, 1951, may apply, irrespective of the change of zoning effective May 15, 1951."

367-51-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Flood Oldsmobile Co., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as an automobile showroom, salesroom, motor vehicle repairs, auto-painting, welding, body repairs, parts storage and office; and to permit a gasoline service station, and the sale and display of used cars on open portion of lot (for franchised Oldsmobile dealer).

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PREMISES AFFECTED—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (Block 3659, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Norman Lederer.

For Opposition: R. D. Lofstedt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (367-51-BZ)

WHEREAS, Norman Lederer and Leonard Joseph for Flood Oldsmobile Co. Inc., owner, filed May 9, 1951 an application under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a building to be used as an automobile showroom, sales room, motor vehicle repairs, auto painting, welding, body repairs, parts storage and office; and to permit a gasoline service station, and the sale and display of used cars on open portion of lot (for franchised Oldsmobile dealer) affecting premises 14 to 36 Pennsylvania avenue, and 2617 to 2639 Fulton street, northwest corner; 50 to 66 Jamaica avenue and 1 to 23 Sheffield avenue (Block 3659, Lot 1), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on November 27, 1951 after due notice by publication in the Bulletin, and laid over to December 18, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Fulton street, Pennsylvania avenue and the site are in a business use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 10, 1951 acting on N.B. Applic. 467-51, reads:

"7. Auto showroom, office, sales room, shops, paint room, welding room, body repair room, used car lot, gas service station, parts & storage in a business use district is contrary to sect. 4 par'gs. 29 & 46 Art. II of zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 175 ft. frontage by 200 ft. in depth, irregular, presently vacant, for which approval has been given by the department of housing and buildings for the use of the site as a used car and parking lot; that it is proposed to erect a building 95 ft. by 200 ft., 1 and 2 story, 11, 16 and 21 ft. high, of class 3 construction, to be used as an auto showroom for new and used cars, offices, sales room for auto parts, shops, paint room, welding room, body repair room, toilets, waiting room, lunch room and gasoline station for franchised Oldsmobile dealer; that it is further proposed that such work shall be carried on as is usually done in connection with the sale and servicing of automobiles, such as wheel alignment, motor repairs, lubricating, car washing, electrical repairs, etc.; that it is further proposed to install one 500-gallon gasoline tank and one dispensing pump, with two curb cuts on Fulton street and three on Sheffield avenue; and

WHEREAS, the applicant contends that the property is at present zoned as a business use district, class 1 height and a C area district but that on the map forming part of the plan for rezoning the City of New York the property is located in a commercial manufacturing district with 1.40 floor area ratio; that the use in 1916 was business and on April 29, 1921, this was changed to unrestricted use for 100 ft. deep along the Fulton street side and for 100 ft. deep along Pennsylvania avenue, the balance of the block remaining business use; that on December 16, 1932 the entire block was changed to unrestricted use and on May 15, 1951 the entire block was rezoned for business use; that the con-

struction of the auto showroom is a conforming use in this zone and the repairs and service are a required use for cars dealt in by the showroom; that the large amount of automobile traffic on Pennsylvania avenue makes this an ideal location for an auto showroom; that there is little demand on the Fulton street and Sheffield avenue frontages for the types of building permitted on these streets under the zoning resolution and consequently there is little inducement for investment, and the existence of the elevated structure on Fulton street, directly in front of the property, acts as a further deterrent; that the Independent subway passes directly under the property and before any construction is undertaken, approval of the Board of Transportation will be secured; that approval has recently been granted by the Department of Housing and buildings (N.B. 259-51) for use of the property as a used car and parking lot and for the construction of a permanent watchman's building in connection therewith; that negotiations are now under way for the construction of the used car and parking lot and watchman's building and when these negotiations have been completed, construction will get under way; that one of the purposes in developing this property for parking is to eliminate its present indiscriminate use for parking by individuals who park their cars on the property without the owner's consent; that it is intended to operate the parking lot only until the present federal restrictions on commercial structures are removed and that after that the public parking will be discontinued and only such portions of the property will be used for the display and sale of used cars as will conform to legal restrictions; that the property directly opposite, on Jamaica avenue, is used as a parking lot and auto body repair shop; that on the property directly opposite that, facing on Jamaica avenue, a large bus garage has recently been completed which is used by the Board of Transportation for the storage and maintenance of its busses; that the property directly opposite, on Sheffield avenue, is used for the display and sale of used autos and in addition, there are on that street two 2-story frame structures, one of which is in bad disrepair; that on the southwest corner of Fulton street and Pennsylvania avenue is a gasoline service station, adjoining which, on Pennsylvania avenue is a garage and that diagonally opposite, on the southeast corner of Fulton street and Pennsylvania avenue, there is another gasoline station; that the gas station on the southwest corner of Jamaica and Pennsylvania avenues is the only lot on the block not a part of the subject property; that diagonally opposite the property on Fulton street, from Sheffield to Georgia avenues, there is a home for the aged which does not operate as a hospital (copy of certificate of occupancy attached); and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions f and i of the zoning resolution; and

WHEREAS, the applicant states that the plans have been previously filed with the department of housing and buildings for the use of the entire premises for parking and storage and for the sale of motor vehicles and for the construction of a proposed watchman's building, but that no permit was ever issued and the premises were not used as was thereunder proposed and he now states that no permit will be asked for from the department of housing and buildings for such use on any portion of the premises for parking or sale of used cars and that if any such use is hereafter desired, an application will be filed with the department of housing and building and with the Board for such use;

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under sections 7f and 7i for a term of twenty (20) years, to permit the premises to be developed and occupied substantially as proposed and as indicated on plans filed with this application, marked "Received May 9, 1951" (2 sheets) and "October 26, 1951" (2 sheets), on condition that all existing uses and buildings on

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the premises shall be removed and the plot shall be leveled substantially to the grades of Fulton street, Pennsylvania avenue, Sheffield avenue and Jamaica avenue as proposed to be widened; that the portion of the plot proposed to be acquired by the city for the widening of Jamaica avenue shall not be used in connection with this proposal; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 368-51-A; that the premises shall be occupied as proposed by a sales-car agency and the repairing as proposed shall be as normally carried on by such an agency within the building as designated; that for servicing cars dealt in by the agency there may be one gasoline pump erected within the premises toward the center, as proposed and shown on such plans, fed from one 550 gallon gasoline storage tank; that the portion of the premises proposed to be left unbuilt upon may be occupied for the storage of motor vehicles dealt in by the agency and offered for sale but not for general parking; that there shall be erected on the interior lot lines along Sheffield avenue and the adjoining premises on Lot No. 5 and along the street line of Pennsylvania avenue, a woven wire fence of the chain-link type with anchored steel posts erected on a masonry foundation to a total height of not less than 5 ft. 6 in. with no openings therein except one to Jamaica avenue as widened and one opening to Pennsylvania avenue with curb cuts opposite, not over 15 ft. in width each; that additional curb cuts to Fulton street may be constructed at the points indicated; that a plan of all proposed curb cuts shall be submitted to the Board for further consideration; that such curb cuts shall not exceed 10 ft. in width; that the sidewalks and curbing around the premises shall be constructed and maintained to the satisfaction of the borough president; that such fire-fighting equipment shall be installed as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the buildings under the requirements of the zoning resolution; that the proposed high sign above the roof shall not be constructed; that the open area to be occupied for the parking of agency cars as proposed shall be surfaced with clean gravel, steam cinders or other suitable material and treated with a binder; that the proposed watchman's building as shown shall not be constructed; and that all permits required shall be obtained and all work completed within the requirements of Section 22-A of the zoning resolution.

609-51-BZ

APPLICANT—Forst and Forst, for Artmar Realty Corp., owner (82-73 Rest Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7e of the zoning resolution, to permit in the local retail use district portion of lot located in a residence and local retail use district, a cabaret.

PREMISES AFFECTED—82-73 Parsons boulevard and 158-02 to 158-10 82nd drive, southeast corner (Block 6859, Lot 14), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Forst, Morton S. Cahn and Olindo Massari.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3

Negative: Commissioner Kleinert..... 1

THE RESOLUTION (609-51-BZ)

WHEREAS, Forst and Forst for Artmar Realty Corporation, owner, 82-73 Rest, Inc., lessee, filed September 12, 1951, an application under sections 21 and 7e of the zoning resolution, to permit in the local retail use district portion of a

lot located in residence and local retail use districts, a cabaret, affecting premises 82-73 Parsons boulevard and 158-02 to 158-10 82nd drive, southeast corner (Block 6859, Lot 14), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application on November 27, 1951, after due notice by publication in the Bulletin; and laid over to December 18, 1951, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Parsons boulevard, 82nd drive and the site are in residence and local retail use, D and E area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 13, 1951, acting on Alt. Applic. 802-49, reads:

"1. Proposed cabaret located in a local retail use district is contrary to Art. 2, Sec. 4-C of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 180 ft. front by 100.07 ft. in depth, irregular, on which is located a building 156.25 ft. front by 100 ft. in depth, one story, 15 ft. in height, presently used as six stores; that store No. 5, the subject of appeal is 22 ft. front by 62 ft. in depth and is presently used as a cabaret; that Certificate of Occupancy 60907-50 (Alt. 802-49) has been issued for storage in cellar, cabaret and 5 stores, 1st floor; and

WHEREAS, the applicant contends that the premises in question is located in Block 6859, and known as lot 14 having a frontage of 180 ft. on Parsons boulevard, a frontage of 100.07 ft. along 82nd drive, 176.11 ft. irregular along the easterly lot line and 140 ft. along the southerly lot line; that at the present time the premises is improved with a one-story masonry building which was erected under N.B. 10536-46 and which was completed on May 20, and for which Certificate of Occupancy Q47012 was issued calling for six stores; that subsequently Alt. 802-49 was approved which changed the use of store No. 5 to a cabaret; that based on this approval, substantial investments were made in interior decorations and fixtures so as to properly use this portion of the premises as a cabaret; that Certificate of Occupancy No. Q60907 was issued on January 11, 1950, calling for cabaret and five stores; that subsequently temporary permission was granted by the local precinct to permit the operation of the cabaret at these premises pending the issuance of the regular cabaret license by the Division of Licenses; that in the interim formal application was made to the Division of Licenses for cabaret license; that during this period, with diligent effort, a fine patronage was built up; that, however, further correspondence was received from the Division of Licenses stating that they had been informed by the Building Department who in checking their records had found that the zoning of these premises had changed from business to local retail and that Alt. 802-49 had been approved in error by them, and the therefore a permanent cabaret license could not be issued even though Certificate of Occupancy Q-60907 had been issued for a cabaret by the Building Department; that at the present time the cabaret is being operated under Cab. No. 3770 issued by the Police Department, Division of Licenses, for a temporary period of 30 days, beginning September 5, 1951, to October 5, 1951; that in view of the fact that the cabaret has a frontage of only 22 ft. and a depth of 62 ft., is located approximately in the center of this group of stores, and its continued use as a cabaret will in no way adversely affect the adjoining property owners; that substantial investments were made in these premises based on the approval of its use as a cabaret by the Department of Housing and Buildings; that so that a fair return may be realized by the owner on his investment, it is respectfully requested that this application be granted; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should be granted on condition; and

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WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c of the zoning resolution

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c, for a term of five years to permit a cabaret to be maintained on the premises, provided such cabaret entertainment does not exceed a piano and two string pieces and no other musical equipment except the existing juke box, *on condition* that there shall be no dancing permitted on the premises and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that a new certificate of occupancy shall be obtained; that this variance shall cease if the store is changed from present condition or enlarged.

APPEALS FROM ADMINISTRATIVE DECISIONS

869-49-A—Vol. II

APPLICANT—Paul Friedman, for Max Geffner, owner (Max Geffner, doing business as Geffner Motors, lessee).

SUBJECT—Appeal reopened October 23, 1951—re appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—224-02 to 224-06 Merrick boulevard and 134-01 to 134-17 224th street, southeast corner (Block 13105, Lots 33 and 41), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 29, 1952, at 10 A.M. for inspection and decision.

83-51-A

APPLICANT—Harry Hurwit, for 1600 Adams Street Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1601-1609 Van Buren street, south side, 340 ft. east of Van Nest avenue (Block 4018, Lot 20), Borough of The Bronx.

APPEARANCES—

For Applicant: Harry Hurwit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 22, 1952 at 10 A.M. for applicant to file additional plan and statement.

168-51-A

APPLICANT—Revlon Products Corp., lessee, for Dolvert Corp., owner.

SUBJECT—Appeal from a decision of the fire commissioner re Transportation, storage and sale of combustible mixture, known as Revlon Nail Enamel Remover in glass containers, in New York City (quantity in containers not in conformity with Administrative Code requirements).

APPEARANCES—

For Applicant: Philip Blumenthal and M. D. Sornko.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to January 22, 1952, at 10 A. M. for further consideration.

390-51-A

APPLICANT—Jno. B. Snook Sons and Victor C. Farrar, for Carnegie Hall Auto Rental, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—108-112 West 56th street, south side, 150 ft. west of Avenue of the Americas (Block 1008, Lots 39 and 40), Borough of Manhattan.

APPEARANCES—

For Applicant: F. W. Monckmeyer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 22, 1952, at 10 A.M. at the request of the applicant.

486-51-A

APPLICANT—Lama, Proskauer and Prober, for Max Blatman, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1573-1575 McDonald avenue, east side, 140 ft. north of Avenue N (2nd floor); (Block 6564, Lot 58), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: George Tobin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 22, 1952, at 10 A.M. at the request of the applicant; hearing previously closed.

557-51-A

APPLICANT—Hoffman Beverage Co., lessee, for Neivel Realty Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—42-16 21st street (Van Alst), west side, 115 ft. south of Bridge Plaza south (South Jane street); (ground floor); (Block 457, Lot 162), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: H. W. Griffin.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to January 15, 1952, at 10 A.M. for further consideration.

758-51-A

APPLICANT—Peters Chemical Co., lessee, for Harold E. Peters, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—2575 Ewen avenue, west side, 1000 ft. south of West 230th street (Block 3402, Lots 739, 741 and 742), Borough of The Bronx.

APPEARANCES—

For Applicant: Harold E. Peters.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to January 15, 1952, at 10 A.M. for further consideration.

368-51-A

APPLICANT—Norman Lederer and Leonard Joseph, for Flood Oldsmobile Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue (2nd floor); (Block 3659, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Norman Lederer.
For Opposition: R. W. Lofstedt.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (368-51-A)

WHEREAS, Norman Lederer and Leonard Joseph, for Flood Oldsmobile Co., Inc., owner, filed May 9, 1951, an appeal from a decision of the borough superintendent, affecting premises 14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner, 50-66 Jamaica avenue and 1-23 Sheffield avenue (Block 3659, Lot 1), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated April 10, 1951, acting on N.B. 467/51, reads:

"1. Repair shop more than one story in height of Class No. 3 construction is contrary to sect. 4.2.1 Bldg. Code."

and

WHEREAS, the applicant states that the proposed building will be two stories, 11 ft., 16 ft. and 21 ft. in height, 95 ft. by 200 ft. in area, of Class 3 construction on a lot 175 ft. by 200 ft. by 132.25 ft. by 156.72 ft. by 26.88 ft. by 60 ft. in area, located in a business use, C area and Class 1 height district; used and occupied as follows: 1st floor, automobile showroom, Offices, salesroom, body repair room, etc., 33 persons; 2nd floor, storage of auto parts, 2 persons; that the building will be provided with one 3 ft. wide interior steel stairs, fireproof enclosed, equipped with 1-hour, self-closing doors, leading to first floor; and

WHEREAS, the applicant contends that the second floor will be constructed over a part of the sales and showroom portion of the building; that this portion of the building will be completely separated from the shops and other portions by 3-hour fire wall; that the second floor will be used only for the storage of parts sold on the first floor; that there will be no persons steadily employed on the second floor; that access to the second floor will be by means of a steel stairs in a one-hour enclosure; and

WHEREAS, the premises were inspected by a committee of the Board;

Resolved, that the decision of the borough superintendent, acting on N.B. App. 467/51, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the proposed mezzanine shall not be extended in area and shall be made accessible, as proposed, by a stairway toward the north and shall be used only as proposed and as indicated on plans filed in Cal. No. 367-51-BZ, acted on this day; that such stairway shall not run to the cellar; that the boilerroom shall have fireproof floor construction at the street level and shall be enterable only from the exterior of the building; that the proposed truss roof of the building, if permitted by the borough superintendent, shall comply with the requirements of the Building Code; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as acted on this day under Cal. 367-51-BZ.

Adjourned: 3:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 18, 1951, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIALS SUBMITTED FOR APPROVAL

851-40-SM—Vol. III

APPLICANT—Simplex Ceiling Corp., owner.

SUBJECT—Application for consideration—reopening and consideration of new method of anchorage to ceiling—re Simplex Flush Metal Panel Ceilings (previously approved).

APPEARANCES—

For Applicant: Martin Nassof.

ACTION OF BOARD—Application reopened as Vol. III, for test and report as to new method of anchorage to ceiling.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

678-51-SM

APPLICANT—Pioneer Fireproof Door Corp., owner-manufacturer.

SUBJECT—Pioneer 1½ Hour Test Door, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

382-43-A—Vol. III

APPLICANT—Henry Z. Harrison, for Marcus Pohrille and Pearl Horowitz, owners (doing business as Caton Nursing Home).

SUBJECT—Appeal reopened October 16, 1951, re appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue (Block 5328, Lot 30), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Z. Harrison.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (382-43-A-Vol. III)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 150 Ocean parkway, west side, 395 ft. south of Caton avenue (Block 5328, Lot 30), Borough of Brooklyn, was granted by the Board, as Vol. I, October 19, 1943, on certain conditions; and

WHEREAS, the resolution was amended January 25, 1944, July 23, 1946 as Vol. II and January 23, 1951; and

WHEREAS, on application of Henry Z. Harrison, for Marcus Pohrille and Pearl Horowitz, owners (doing business at Caton Nursing Home) the Board on October 16, 1951, reopened this appeal as Vol. III, for consideration of a

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new decision of the borough superintendent; and

WHEREAS, the decision of the borough superintendent dated September 12, 1951, acting on Alt. Applic. 2427-51, reads:

"I. The change in occupancy from residence to public use of the rear building of frame construction is contrary to the Building Code, Sec. 4.1.2 and Sec. 2.1.3.5.

These premises were the subject of action by the Board of Standards and Appeals under Cal. 382-43-A." and

WHEREAS, the applicant states that the building is 2 and 3 stories, 22 and 35 ft. in height; 35 ft. by 118 ft. 6 in. in area, of Class 4 construction, erected 1902, located on a lot 50 ft. by 150 ft. in area, in a residence use, C area, Class 1 height district, and used and occupied since 1943, as follows: front building—cellar, boiler room and storage, no persons; 1st floor, nursing home and office, 16 persons; 2nd floor, nursing home, 15 persons; 3rd floor, nursing home, 12 persons; rear building; 1st floor, nurses quarters, boiler room and kitchen, 7 persons; 2nd floor, nurses quarters and offices, 7 persons; that no change in use or occupancy is now proposed except that the 1st floor of the rear building will be used as a nursing home (4 beds) kitchen and boiler room with an occupancy of 7 persons; that the building is equipped with a one source sprinkler system in the rear building only; that there is an approved interior fire alarm system; that in the rear building there is one 2 ft. 3 in. wide interior wood stairs, frame enclosed at 1st floor, equipped with wood doors which are not self-closing; and

WHEREAS, the applicant now requests that the resolution adopted by the Board under Vol. II of this appeal be reopened so as to permit a change in use of the room used for nurses quarters on the 1st floor of the rear building to patients room, 4 beds, as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that the increase in demand for accommodations for patients necessitates provision for additional beds; that the proposed change will not increase the hazard in this building; that an additional exit will be provided to permit rapid egress from the room in question; and

WHEREAS, the applicant has filed with this appeal a copy of Certificate of Occupancy No. 129295-51, and a copy of permit No. 634 issued by the Department of Hospitals to expire April 8, 1952, indicating that the building is conducted to the satisfaction of the Department of Hospitals; and

WHEREAS, the premises were inspected by a committee of the Board, and also the record from the time the building was changed from single family residence to a nursing home and the committee recommends that further extension of use into the former stable as now proposed should not be granted.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2427-51, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

619-51-A

APPLICANT—James E. McKillop, for John Machalski, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—61-43 Borden avenue, north side, 139.19 ft. west of 64th street (attic floor); (Block 2366, Lot 51), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: James E. McKillop.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinec 4

Negative 0

THE RESOLUTION (619-51-A)

WHEREAS, James E. McKillop for John Machalski, owner, filed September 19, 1951, an appeal from a decision of the borough superintendent, affecting premises 61-43 Borden avenue, north side, 138.19 ft. west of 64th street (Block 2366, Lot 51), Maspeth, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated August 30, 1951, acting on Alt. Applic. 1866/50, reads:

"1. Increase in height of a masonry building within the fire limits must be of masonry, sec. 4.1.2.

2. The erection of the 3rd story in frame on existing masonry exterior walls makes this a frame building. It is unlawful to use more than two stories for living quarters in a two-family frame building sec. 8.7.2.1."

and

WHEREAS, the applicant states that the building is two stories and attic, 32.4 ft. in height, 36 ft. by 22 ft. in area, of Class 3 and Class 4 construction, erected in 1930 on a lot 42.83 ft. by 172.80 ft. in area, in a residence use, C area, Class 1½ height district; used and occupied since 1936: Basement—none; 1st floor, 2-car garage and boilerroom; 2nd floor, dwelling, 1 family; 3rd floor, dwelling, 1 family, for which no certificate of occupancy has been issued; that the building is provided with one 2 ft. 6 in. wide interior wood stairs, enclosed with masonry on the 1st floor and with wood lath and plaster partitions above; that stairhall leads direct to street; that stair doors are wood, not self-closing; that in addition there is a fire escape on the rear wall extending to roof and to the yard; that the building is proposed to be increased to three stories, 29 and 30 ft. in height, Class 3 and Class 4 construction, used and occupied: 1st floor—2-car garage and boilerroom; 2nd floor, dwelling, 1 family; 3rd floor, dwelling, 1 family; and

WHEREAS, the applicant states that the structure is two stories and attic; that the 1st and 2nd floors are of brick; that the attic is of frame construction with a peak roof and covers the entire area of the 2nd floor with a large dormer of frame construction; that the first floor is occupied as a two-car garage, fire-retarded on the interior and by a boilerroom, enclosed in concrete blocks; that a concrete block partition, equipped with fireproof door also separates the boilerroom from the stairhall; that the 2nd floor consists of a single four-room apartment and has no fire escape; that the attic floor is occupied by a single family and has been so occupied since 1935 or 1936 and has no fire escape; that the building is now 32 ft. 4 in. in height; that it is proposed to change the roof construction from a peak roof to a flat roof; that the present sections of the roof east and west of the dormer windows are to be taken down and a flat roof constructed; that both front and rear walls east and west of dormer windows as well as the angles east and west walls are to be raised in frame construction; that the end or side walls within 4 ft. of the lot line will be brick filled; that asphalt shingles will be applied to the wood sheathing; that the roof will be 4-ply rubberoid and the chimney will be raised to 4 ft. above the roof and lined with terra cotta flue lining as extended; that it is also proposed to rearrange partitions on the new 3rd floor to be five rooms and bath and to provide a new scuttle to roof with stationary iron ladder leading thereto; and

WHEREAS, the applicant contends that in 1950 after filing Alt. App. 1866 the contractor started the work without waiting for approval of the alteration application; that the owner upon learning that no approval had been secured from the Department of Housing and Buildings ordered the work stopped, discharged the contractor and retained the applicant to file the necessary amendment with the borough superintendent to cover the proposed change; and

WHEREAS, the applicant contends as to Objection 1 issued by the Borough Superintendent, that when the building was erected it was not within the fire limits; that Section 4.1.5, subdiv. 1 permits a flat roof to be erected if the height is 30 ft. or less; that the proposed changes comply with this section; that the entrance hall on the 1st floor is en-

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closed with masonry walls and the upper floor partitions will be covered with $\frac{1}{2}$ in. gypsum boards with filled joints and applied directly over the present wood lath and plaster which is in very good condition and will thus provide safe egress; that the fire escapes on the rear will be made more accessible; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended the appeal be granted under certain conditions.

Resolved, that the decisions of the borough superintendent, acting on Alt. App. 1866-50, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the alteration and completion of the roof extension substantially as proposed and as indicated on plans filed with this appeal, marked "Received September 19, 1951" (2 sheets), *on condition* that the building shall not be further increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable to the construction and occupancy.

641-51-A

APPLICANT—Paul Friedman for Taj Mahal Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue (Block 1220, Lot 63), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Irving P. Marks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative: Commissioner Keating..... 1

THE RESOLUTION (641-51-A)

WHEREAS, Paul Friedman for Taj Mahal Realty Corp., owner, filed September 28, 1951, an appeal from a decision of the borough superintendent, affecting premises 725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue (1st and 2nd floors), (Block 1220, Lot 63), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated September 14, 1951, on amendment to Alt. Applic. 2068/51, reads:

"1. Proposed nursing home on 1st and 2nd floor and caretakers apartment and staff in attic floor of a 2-story and attic Class 3 building is contrary to Section 4.2.1 of Building Code."

and

WHEREAS, the applicant states that the building is two stories and attic, 40 ft. in height, 34 ft. by 63 ft. in area, of Class 3 construction, erected in 1892, located on a lot 100 ft. by 130 ft. 7 in. in area, in a business and residence use, C area, Class $1\frac{1}{4}$ height district; used and occupied since 1892 as a 1-family dwelling, for which no certificate of occupancy has been issued; that the building is proposed to be altered to 34 ft. by 83 ft. 4 in. in area at 1st floor, 34 ft. by 77 ft. in area at 2nd floor and its use and occupancy changed to: Cellar, boilerroom, kitchen, laundry, ordinary storage and morgue, 3 persons; 1st floor, nursing room and office, 25 persons; 2nd floor, nursing room, 20 persons; attic-caretaker's apartment, staff room and storage of furniture, 4 persons; that a one-source sprinkler system is proposed to be installed in halls and stairs; that the building is provided with two interior wood stairs, enclosed in partitions of wood and plaster with the openings thereto unprotected; that the stairs are 2 ft. 5 in. and 5 ft. in width respectively; that stairhall does not lead to street or to roof; that scuttle and

ladder is provided to the space above the attic under the pitched roof; and

WHEREAS, the applicant states that the following work is proposed to be done in the building: Cellar: enclose stairs from first floor to cellar in 4-inch masonry with fireproof, self-closing doors at top and bottom; remove laundry equipment from room to be used as a kitchen and furnish kitchen equipment; install two sprinkler heads in new kitchen; install new laundry; and install a morgue as required by Department of Health; cut window near morgue to provide exit to grade; fire-retard cellar ceiling with wire lath and $\frac{3}{4}$ in. Portland cement plaster; enclose dumbwaiter in 4 in. cinder blocks and gypsum plaster both sides and provide a $\frac{3}{4}$ hour fireproof, self-closing door; on 1st floor: remove fixtures from present kitchen; convert all rooms except reception room and office to patients' rooms; fire-retard dumbwaiter with wire lath and $\frac{3}{4}$ in. Portland cement plaster, both sides and provide $\frac{3}{4}$ hour test fireproof, self-closing door; install slop sink in recess of corridor; extend corridor toward rear, constructed of wood studs, gypsum lath and plaster; on Second floor: enclose secondary stairway in partitions of wood studs, perforated lath and plaster, and self-closing door; provide a self-closing door to enclose main stairway at second floor; convert all rooms to patients' rooms, except lavatories and baths; provide at rear of building through a new corridor, a fireproof stairway to the rear yard, stairway to be 3 ft. 8 in. wide with skylight above; provide slop sink in corridor; fire-retard present dumbwaiter with wire lath and $\frac{3}{4}$ in. Portland cement plaster both sides and provide a $\frac{3}{4}$ hour fireproof, self-closing door; in Attic: Alter scuttle and provide stationary iron double-rung ladder to the dead space above the attic; provide fire-escape to a balcony at the second floor with a drop ladder to grade; and

WHEREAS, the applicant states that a wet pipe, one-source sprinkler system will be provided for the main stairway from first floor to attic, including reception hall and office and including corridors on 1st and 2nd floors, kitchen in cellar and storage room in attic; that all doors, except fireproof self-closing doors, will be wood, self-closing; that all doors leading directly from one patient's room to another will be double-acting; that in the event wire lath is unavailable, permission is requested to substitute perforated gypsum lath and $\frac{3}{4}$ in Portland cement plaster; that a fire alarm system will be provided, together with such portable fire extinguishers as the Fire Commissioner may direct; and

WHEREAS, the applicant contends that the patient's rooms will be limited to the first two floors, which do not exceed 26 ft. 7 in. in height; that he is informed by the architect that the conditions as proposed will provide adequate protection for the safety of the occupants; that three means of egress will be available to all rooms on the 1st and 2nd floors and two means of egress for the attic; that the attic floor will not be used for patients; and

WHEREAS, an examination of Alt. Applic. 2068/51 indicates that it was filed with the Borough Superintendent June 25, 1951, for the following use and occupancy: Cellar—boilerroom, kitchen, laundry, storage and morgue, 4 persons; 1st floor, nursing rooms, 18 persons; 2nd floor, caretaker's apartment, number of persons not stated; attic, number of persons and use not stated; and that this application was objected to on July 25, 1951 by the Borough Superintendent, requiring among other things that the applicant provide a second means of egress from the 2nd and 3rd floors to comply with Section 6.1.2.25 of the Building Code; to provide enclosure for cellar stairs of incombustible materials and fireproof self-closing doors and provide a protective enclosure for dumbwaiter as per Section 10.5.9 and 10.8.4.3 of the Building Code; and

WHEREAS, this application was approved by the Borough Superintendent July 31, 1951, upon the filing of amended plans; and

WHEREAS, there has been no change in the height of the building since the approval by the borough superintendent; and

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WHEREAS, Alt. Applic. 2068/51 was amended August 16, 1951, so as to permit the change in use and occupancy that is now proposed; and

WHEREAS, said amendment to such alteration application was disapproved by the Borough Superintendent with the decision now appealed; and

WHEREAS, the premises and area were inspected by a committee and upon its recommendation the neighboring property owners were notified of the proposed use and of the date of the hearing; and

WHEREAS, no adjacent property owners appeared in objection.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 2068/51, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the existing building to be changed from a one-family residence to a nursing home, substantially as proposed and as indicated on plans filed with this appeal, marked "Received November 14, 1951" (9 sheets), showing existing conditions, and (9 sheets) showing proposed conditions, *on condition* that all of the proposed alterations and safeguards as stated and as indicated on such plans shall be carried out and maintained; that a certificate of occupancy shall be obtained before the building is occupied as a nursing home; that in addition to the use of the building as approved by the borough superintendent on July 31, 1951, for the first floor only, the second floor may be occupied as proposed and the attic may be used as proposed as a caretaker's apartment and for the storage of furniture, as shown and proposed, provided such furniture storage room is protected by the proposed sprinkler system; that the premises, in all other respects, shall comply with all laws, rules and regulations applicable thereto and when occupied as proposed shall be maintained to the satisfaction of the department of health and/or the department of hospitals whichever has jurisdiction.

723-51-A

APPLICANT—Joseph Douglas Weiss, for Stephen P. and Christine S. Ladas (proposed new owner—The Jewish Board of Guardians).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5050 Iselin avenue, southeast corner of Delafield avenue (Block 3415-T, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Harry M. Prince and Herschel Alt.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Commissioners Kleinert and Keating
and Deputy Chief Guinee..... 3
Not Voting: Chairman Murdock..... 1

THE RESOLUTION (723-51-A)

WHEREAS, Joseph Douglas Weiss, for Stephen P. and Christine S. Ladas, owners, and Harry M. Prince, for the Jewish Board of Guardians, prospective owner, filed November 9, 1951, an appeal from a decision of the borough superintendent, affecting premises 5050 Iselin avenue, southeast corner of Delafield avenue (Block 3415-T, Lot 1), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated November 2, 1951 as to Alt. Applic. 913-51, reads:

"1. Proposed change in occupancy of this non-fireproof building from Residence and Garage, to Sanitarium and Health Center, is contrary to Section 4.2.1. of the Building Code.

Since building is a public building, is more than 20 feet in height, and more than 5,000 square feet in area, it must be of fireproof construction.

2. Provide at least two stairways, available to all occupants, and enclosed in three-hour partitions or walls, as per Section 6.4.1.8.2 of the Building Code.

3. All required stairways must be at least 3 feet 8 inches wide, and lead in a continuous enclosure from Street to Roof, as per Sections 6.4.1.1., and 6.4.1.11 of the Building Code."

and

WHEREAS, the applicant states that the building is 2 stories and attic, 34 ft. in height, of irregular area, on a lot 271.66 ft. by 328.75 and 300 ft. irregular in area, in a residence use, G area, class 1 height district, erected prior to 1924, of class 3 and class 4 construction and used and occupied since 1924; cellar, boiler room, storage, work room—4 persons; 1st floor, residence and 2-car garage—8 persons; 2nd floor, bedrooms in conjunction with the residence—14 persons; attic, guest room—2 persons, for which no certificate of occupancy has been issued; that the building is proposed to be changed class 3 construction throughout and used and occupied as follows: cellar, boiler room, storage, play and locker room—4 persons; 1st floor, living room, doctor's and staff offices, study room, children's and staff bedrooms and director's apartment—26 persons throughout the 1st and 2nd floor combined and attic to be used as a play room with a maximum of 6 persons; that the building is provided with 4 interior stairs, one of which is 4 ft. 3 in. in width, one 2 ft. 10 in. in width and two are 3 ft. 1 in. in width leading to cellar; that stairs are constructed as follows: two of wood and two of concrete; that stairhall enclosures are wood studs, wire lath and plaster, equipped with wood self-closing doors; that there is one exterior stair and two fire escapes; and

WHEREAS, the applicant contends that it is proposed to convert the building for use as the Henry Itteleson Center For Child Research for the care, education and treatment of children with special problems by medical, psychiatric, educational and social service staff, as an integral part of the Jewish Board of Guardians a child guidance agency under special legislative charter operated as a strictly charitable institution; that it is proposed to house a maximum of 20 children between the ages of 7 to 12 and a resident staff of 6, all living as a family unit; that the existing building is in excess of 20 ft. in height, is 5350 sq. ft. in area, and 2 stories, with a small attic; that the building faces 3 streets and is of class 3 construction, except a small rear extension now in brick veneer which will be backed up with 8 in. concrete blocks resting on present foundation; that the existing interior stairways are enclosed partly with wood stud partitions, wire lath and plaster both sides, and it is contemplated to have all doors opening on corridors and stairs made self-closing, and in addition new automatic sprinklers with fire alarms will be installed to comply with section 67 of the multiple dwelling law, and for additional safety the occupants on the 2nd floor, will have a new outside 30 in. wide iron stairs leading to the yard and an outside concrete stair will be installed from cellar playroom to yard; that no children will be housed above the 2nd floor; that there is now one 4 ft. 8 in. wide, one 3 ft. 1 in. wide and one 2 ft. 10 in. wide stair from 1st to 2nd floor and two 3 ft. 1 in. wide stair from 1st floor to cellar; that the character of the building does not permit any structural changes of these stairs and the use of the 2nd floor for a limited occupancy by 20 children and 6 in staff does not warrant any change; that the altered building will comply with sec. 67 of the multiple dwelling law as far as automatic sprinklers in stairs, fireproof self-closing doors at cellar stairs and at boiler room, fire alarm, self-closing doors in corridors and stairs, and the additional new iron stairs, all as indicated on plans filed with this appeal; and

WHEREAS, the premises were inspected by a committee of the Board and the verbal report of the committee recommends that the application should not be granted.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 913-51, Objections 1, 2 and 3, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

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752-51-A

APPLICANT—Lama, Proskauer, Prober, for Sanbev Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1318-1338 Greene avenue, east side, 41 ft. 5 in. south of Myrtle avenue (Block 3298, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (752-51-A)

WHEREAS, Lama, Proskauer and Prober, for Sanbev Realty Corporation, owner, filed November 20, 1951, an appeal from a decision of the borough superintendent, affecting premises 1318-1338 Green avenue, east side, 41 ft. 5 in. south of Myrtle avenue (Block 3298, Lot 15), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated November 9, 1951, acting on Alt. Applic. 3539-51, reads:

"2. All stairs to be 3 ft. 8 in. wide as per Sect. 270 Labor Law.

3. Stair #2 to lead direct to street as per Sect. 270 Labor Law."

and

WHEREAS, the applicant states that the building is 3 stories, 53 ft. in height, of fireproof construction, 90 ft. by 100 ft. in area, erected prior to 1933 located on a lot 245 ft. by 100 ft. in area, in a business use C area, class 1 height district, now vacant; proposed to be used and occupied—cellar, process, storage, and packing of pickles, 60 persons; mezzanine, storage; 1st floor, receiving, storage and packing of pickles, offices and shipping, 45 persons; 2nd floor, manufacturing and storage, 30 persons; 3rd floor, manufacturing and storage; 30 persons; the manufacturing to be of a type not prohibited in a business use district and not to exceed 25% of the area of the building on 100 per cent of the area of the lot, whichever is greater; and

WHEREAS, the applicant states that an approved interior fire alarm system will be installed; that there will be two steel interior fireproof enclosed stairs equipped with fireproof self-closing doors, one of which will extend to street and roof and the other will be provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that there is no record in the Department of Housing and Buildings as to the date of erection of the building; that the building was altered under Alt. Applic. 70-33, for use for beer bottling and beer storage and Certificate of Occupancy 71182 issued for that use; that the open area to the north of the building is used for parking of motor vehicles for which Certificate of Occupancy 125279 was issued; and

WHEREAS, the applicant contends that stair No. 1 at the front of the building is of iron construction, 3 ft. wide from cellar to 1st floor, 3 ft. wide from 1st floor to 2nd floor and 3 ft. 8 in. wide from 2nd to 3rd floor, a scuttle and iron ladder leading to the roof will be installed in this stairway and the entire stair enclosed with 6 in. masonry from cellar to 3rd floor and equipped with fireproof self-closing doors at all openings; that this stair will lead direct to the street; that stair No. 2 at the rear is of iron construction, 3 ft. wide from cellar to 1st floor, 3 ft. wide from 1st floor to 2nd floor and 3 ft. 8 in. wide from 2nd floor to 3rd floor and 3 ft. 8 in. wide from 3rd floor to roof; that this stair will be enclosed with 6 in. of masonry from cellar to roof and fireproof self-closing doors provided at all openings; that this stair will lead direct to a platform at the north side of the

building with egress from said platform to an open parking lot under the same ownership and thence to the street; and

WHEREAS, the applicant contends specifically as to Objection 2, issued by the borough superintendent that a 3 ft. 8 in. clear width will be maintained at all floor landings of the stairs and 3 ft. 8 in. wide fireproof self-closing doors installed at all openings; that the entire stairs will be fireproof enclosed; that the building is entirely fireproof; that an approved fire alarm system will be installed and such other portable fire fighting apparatus as the fire commissioner may direct; that the two stairs are remote and offer sufficient exit facilities for the number of occupants proposed; and contends as to Objection 3 issued by the borough superintendent, that stair No. 1 leads to a 5 ft. wide side court and thence to street; that Stair No. 2 leads to the 1st floor and thence throughout adjacent opening to an outside loading platform from which a stair leads to an open parking lot with direct egress to the street; that this provides ample exit direct to the street; that Objection No. 1, issued by the borough superintendent, requiring a scuttle and ladder to roof in stairway No. 2 will be complied with.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 3539-51-Objections 2 and 3, be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the exits shall be arranged and maintained in accordance with plans filed with this appeal, showing proposed conditions, marked "Received November 20, 1951" (9 sheets) and plans showing existing conditions, marked "Received November 20, 1951" (6 sheets); that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; that the rear stair may exit as indicated, with access to street through lot now used for parking under the same ownership.

258-37-A

APPLICANT—Jane B. Stevens, new owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—35-55 223rd street, northeast corner of 37th avenue (Block 6192, Lot 60), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Edward L. Condren.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (258-37-A)

WHEREAS, this appeal from a decision of the commissioner of buildings affecting premises 35-55 223rd street, northeast corner of 37th avenue (Block 6192, Lot 60), Bayside, Borough of Queens, was granted by the Board July 7, 1937, on certain conditions; and

WHEREAS, the term of the variance extended June 22, 1943 and January 14, 1947; and

WHEREAS, the resolution amended September 14, 1943, July 11, 1944, January 14, 1947 and March 18, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1937, as thereafter *amended* by resolutions adopted September 14, 1943, July 11, 1944, January 14, 1947 and March 18, 1947, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

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"... granted for a term of five (5) years from the date of this amended resolution, on condition that other than as herein amended, the resolution heretofore adopted shall be complied with in all respects; and that a certificate of occupancy shall be obtained (Alt. App. 1015/43; Misc. App. 732/47)."

862-46-A—Vol. II

APPLICANT—Henry George Greene, for Rochel Hesh Realty Co., Inc., owner.

SUBJECT—Application for consideration—reopening and consideration of extension in height of building—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—249-251 West 28th street, north side, 154 ft. 9 in. east of 8th avenue (Block 778, Lot 13), Borough of Manhattan.

APPEARANCES—

For Applicant: Herbert Kain.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, to consider two additional stories on the building, subject to usual procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

304-50-A

APPLICANT—Cascade Automatic Sprinkler Corp., for Commonwealth Color and Chemical Company, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3240 Grace avenue, east side, 134.5 ft. south of Given avenue (Block 4758, Lot 55) Borough of The Bronx.

APPEARANCES—

For Applicant: E. J. Healy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice at request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

371-50-A

APPLICANT—William A. Lacerenza, for Atlantic Warwick Corp., owner, Novocol Chemical Manufacturing Company, lessee.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—245 Ashford street, east side, 290 ft. 6 in. south of Atlantic avenue (1st floor); (Block 3968, Lot 3), Borough of Brooklyn.

APPEARANCES—

For Applicant: William A. Lacerenza.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

625-50-A

APPLICANT—R. V. Perotto, for Leeds Limited, Inc., owner, Associated Brands, Inc., lessee).

SUBJECT—Appeal from a decision re and order of the fire commissioner.

PREMISES AFFECTED—35-37 Claver place, east side, 135 ft. south of Jefferson avenue (3rd floor); (Block 1997, Lot 3), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

713-50-A

APPLICANT—Jacob Nash and Max Zitner, for Harben Realty Corp., owner.

SUBJECT—Appeal from orders and decisions of the fire commissioner.

PREMISES AFFECTED—117-119 Mercer street, west side, 200 ft. 3/8 in. north of Spring street (2nd floor—north and south lofts), (Block 499, Lots 28 and 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Jules R. Teitler.

ACTION OF BOARD—Appeal withdrawn without prejudice at request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

788-50-A

APPLICANT—Lama, Proskauer and Prober, for Cascade Gardens, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—355-381 Empire boulevard, north side, 140 ft. east of Nostrand avenue (Block 1309, Lot 138), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

917-50-A

APPLICANT—Cupid Diaper Service, Inc., for Little Folks Diaper Service, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—222-28 96th avenue, south side, 250 ft. east of 222nd street (Block 10810, Lot 24), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Bernard Austin.

ACTION OF BOARD — Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

930-50-A

APPLICANT—Lakeview Apartments, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—60-01 to 66-09 110th street, 110-05 and 110-07 66th road, 66-02 to 66-12 111th street;

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111-01, 111-05 and 111-09 66th road; 66-09 and 66-11 111th street; 111-01 to 111-11, 111-15 and 111-17 66th avenue and 111-16 66th avenue (Block 2186, Lot 2); 66-02 to 66-14 Grand Central parkway; 111-15 66th road; 111-19 to 111-33 66th avenue; 111-18, 111-22, 111-24 and 111-26 66th avenue; 111-32 66th avenue; 65-16 65-20, 65-26 and 65-30 Grand Central parkway (Block 2186, Lot 38), Forest Hills, Borough of Queens.

APPEARANCES—
For Applicant: Moses M. Weinstein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD — Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

88-51-A

APPLICANT—Lama, Proskauer and Prober, for Paramount Macaroni Company, owner.

SUBJECT—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—349-355 Suydam street, north side, 225 ft. east of Irving avenue (Block 3210, Lot 51), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.

ACTION OF BOARD — Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

262-51-A

APPLICANT—W. Stuart Thompson and Phelps Barnum, for U. S. Pharmacopoeial Convention, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—46 Park avenue, west side, 78 ft. 6 in. north of East 36th street (Block 866, Lot 39), Borough of Manhattan.

APPEARANCES—
For Applicant: Harry J. Hoeffner.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

536-51-A

APPLICANT—Philip Steigman, for Amity Holding Corp., owner (Superior Soap Corp., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—175 Pacific street, north side, 250 ft. east of Clinton street (Block 286, Lot 42), Borough of Brooklyn.

APPEARANCES—
For Applicant: Philip Steigman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

656-51-A

APPLICANT—Fred Safran, for 92 Jamaica Realty Corp., owner (Frank Falcato, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—92-90 165th street, west side, 76 ft. north of Dayton road (Block 10152, Lot 68), Jamaica, Borough of Queens.

APPEARANCES—
For Applicant: Fred Safran.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn on request by the applicant.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

702-51-A

APPLICANT—Arnold A. Arbeit, for C.H.J. Realty Corp., owner (Interstate Casing Co. of Ohio, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—38 Renwick street, east side, 125 ft. south of Spring street (Block 594, Lot 71), Borough of Manhattan.

APPEARANCES—
For Applicant: Arnold A. Arbeit.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

777-51-A

APPLICANT—Weiskopf and Pickworth, for Sixth Avenue Garage Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1120-1136 Avenue of the Americas, 51-75 West 43rd street northeast corner and 46-76 West 44th street (Block 1259, Lot 1), Borough of Manhattan.

APPEARANCES—
For Applicant: John W. Pickworth.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1077-48-A

APPLICANT—Frank J. Ross, for Joseph Conti, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—501 East 161st street, northeast corner of Brook avenue (3rd floor); (Block 2366, Lot 21), Borough of The Bronx.

APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

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572-50-A

APPLICANT—Sylvester Kerrigan, for George Beaudry, owner (Flatbush Terrace, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1475 Flatbush avenue, east side 156 ft. 9¾ in. north of East 29th street (Block 5251, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

748-50-A

APPLICANT—Arthur A. Schiller, for Julius Eisenberg, owner, Lou Hafkin, lessee.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30-63 Steinway street, east side, 395 ft. north of 31st avenue (2nd floor); (Block 680, Lot 21), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

799-50-A

APPLICANT—Martin Ziegeler, for Jack Feder, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—94-12 New York boulevard, west side, 345 ft. north of Liberty avenue (basement); (Block 10106, Lot 65), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

182-51-A

APPLICANT—Moritz Simon, for Franklin Center Realty Co., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—138-140 Center street, east side, 73.4 ft. north of White street (Block 198, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952, at 2 P.M. for inspection and decision.

336-51-A

APPLICANT—Francis R. O'Neil, for Thomas Vernola, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—982 East 55th street, west side, 55 ft. north of Avenue H (Block 7738, Lot 77), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952, at 2 P.M. for inspection by a committee of the Board and decision.

691-51-A

APPLICANT—Saul Goldsmith, for Green Bus Lines, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—165-25 147th avenue, northwest corner of 167th street (Block 13296, Lot 14), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952, at 2 P.M. for further consideration after applicant has filed revised plans.

793-51-A

APPLICANT—Siegel and Green, for George Tilzer, owner (owner under contract, G. A. Realty Corp.).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—321-341 Rider avenue, northwest corner of East 140th street; 322-338 Canal place, northeast corner of East 140th street; 221-227 East 140th street, north side, from Rider avenue to Canal place (Block 2340, Lot 186), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel, William Apelman, Samuel R. Milstein and George Tilzer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 15, 1952, at 2 P.M. for inspection and decision.

ZONING APPLICATIONS

330-28-BZ—Vol. III

APPLICANT—George W. Springsteen, for A. H. Consumers Society, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use district, the alteration and maintenance of retail stores (previously granted by Board as to stores on 1st floor of tenement house).

PREMISES AFFECTED—50 Van Cortlandt avenue and 3887-3899 Sedgwick avenue, northwest corner (Block 3263B, Lot 275), Borough of The Bronx.

APPEARANCES—

For Applicant: H. J. Jessor and S. S. Meyers.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (330-28-BZ—Vol. III)

WHEREAS, this application under section 21 of the zoning resolution to permit in a residence use district the erection and maintenance of a building to be occupied as a tenement house, with stores on the first story, affecting premises northwest corner of Sedgwick avenue and Van Cortlandt avenue, Borough of The Bronx, was granted by the Board, as Vol. I, July 24, 1928, on certain conditions; and

WHEREAS, the resolution dated July 24, 1928, was not complied with, but there was erected a one-story building of non-fireproof construction with a frontage of 203.4 ft. and a depth of 116 ft., irregular, occupied as stores; and

WHEREAS, a request for an amendment of the resolution, to permit, in lieu of the erection of a six-story building to be occupied as a tenement house, with stores on the first story, as provided in the resolution of July 24, 1928, a one-story building occupied for store use only, was denied by the Board October 31, 1933; and

WHEREAS, on November 23, 1936 an order of certiorari was vacated and dismissed, and the decision of the Board was reaffirmed (Special Term, Part I, Supreme Court); and

WHEREAS, in a letter dated June 24, 1942, the borough superintendent informed the Board that New Building Certificate of Occupancy No. 1055-29 was issued on July 15, 1929 for a one-story brick building, occupied as stores and bakery, in accordance with approved New Building Application No. 1823-28, which was revoked under Cal. 767-48-A and which is presently subject to court review; and

WHEREAS, this application under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the alteration and maintenance of retail stores, affecting premises 50 Van Cortlandt avenue and 3887-3899 Sedgwick avenue, northwest corner (Block 3263-B, Lot 275), Borough of The Bronx, was withdrawn without prejudice, as Vol. II, May 13, 1947; and

WHEREAS, the resolution was amended as Vol. III, April 6, 1948; and

WHEREAS, time to obtain permits and complete the work was extended March 22, 1949, April 11, 1950 and June 12, 1951; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work and a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 6, 1948, by adding thereto:

“... that this resolution also includes Lot 274, inadvertently omitted, as well as Lot 275 to the northwest, and that the requirement that there shall be erected on the lot line to the west—a wall continuously from Van Cortlandt avenue up the ramp to the wall of the store building at lot line may be omitted, provided in place of such wall there is erected a woven wire fence on a masonry foundation to a total height of not less than 5 ft. 6 in.; that in all other respects the resolution adopted April 6, 1948, shall be complied with; and to extend the time to complete so that as *amended* this portion of the resolution shall read: that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. Applic. 68-46).”

933-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Landlieb Realty Corp., owner.

SUBJECT—Application for consideration—reopening and

amendment as to additional tanks—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a gasoline service station, including a building for office, lubritorium, auto laundry, motor vehicle repair shop, storage and auto accessories and boilerroom.

PREMISES AFFECTED—125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Meyer Press.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (933-28-BZ—Vol. II)

WHEREAS, this application under section 21 of the zoning resolution to permit in a business use district the erection and maintenance of a garage for the storage of more than 5 motor vehicles and the installation of a gasoline service station affecting premises 125-02 to 125-24 Metropolitan avenue, southeast corner of 125th street, Jamaica, Borough of Queens, was denied by the Board, April 30, 1929, as Vol. I; and

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a gasoline service station, including a building for use as an office, lubritorium, auto laundry, motor vehicle repair shop, storage of auto accessories and boiler room, affecting premises 125-24 Metropolitan avenue, 85-02 to 85-08 126th street, southwest corner and 125-12 to 125-16 85th avenue (Block 9271, Lot 4), Richmond Hill, Borough of Queens was granted by the Board October 25, 1949, as Vol. II, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended January 16, 1951; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 25, 1949, by adding thereto:

“... that three (3) additional 550-gallon tanks, making a total of eight (8) tanks, and an additional island with four (4) approved type gasoline pumps may be installed in the locations as indicated on revised plan marked “Received November 14, 1951,” (1 sheet), *on condition* that in all other respects the requirements of the resolution as adopted October 25, 1949, shall be complied with (N.B. 6886-47).”

280-31-BZ—Vol. II

APPLICANT—Herman Kron, for R. D. Alpher, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction of the existing gasoline service station and extension of building for use for auto washing, lubritorium, motor vehicle repairs and office for a term of fifteen years.

PREMISES AFFECTED—162-02 to 162-06 Cross Bay boulevard and 92-10 to 92-18 162nd avenue, southwest corner (Block 4046, Lot 5), Howard Beach, Borough of Queens.

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APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (280-31-BZ—Vol. II)

WHEREAS, this application under section 7f of the zoning resolution to permit in a business use district the erection and maintenance of a gasoline service station affecting premises 162-02 to 162-06 Cross Bay boulevard and 92-10 to 92-18 162nd avenue, southwest corner (Block 4046, Lot 5), Howard Beach, Borough of Queens was granted by the Board, as Vol. I, November 12, 1931, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended July 19, 1949; and

WHEREAS, the resolution, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the reconstruction of the existing gasoline service station and extension of building for use for auto washing, lubritorium, motor vehicle repairs and office for a term of fifteen years, was amended June 12, 1951, as Vol. II; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 12, 1951, under Vol. II, by adding thereto:

"... that minor changes in the accessory building as proposed and as shown on revised plan marked "Received December 5, 1951," shall be permitted, *on condition* that in all other respects the resolution adopted by the Board under Vol. II on June 12, 1951, shall be complied with (Alt. 25-51)."

191-33-BZ

APPLICANT—Herman Kron, for Freda E. Merkel, owner.

SUBJECT—Application for consideration—reopening and amendment as to additional tanks—re Application (decision of the superintendent of buildings) previously granted on condition for a term of years under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—West side of Sutphin boulevard, Lakewood avenue to Shore avenue (Block 1144, Lot 12), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (191-33-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, affecting premises, west side of Sutphin boulevard, Lakewood to Shore avenues (Block 1144, Lot 12), Jamaica, Borough of Queens, was granted by the Board September 19, 1933, on certain conditions; and

WHEREAS, the resolution was amended January 26, 1934, October 23, 1934, November 27, 1934 and July 19, 1935; and

WHEREAS, the term of variance was extended November 1, 1938 and November 16, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted September 19, 1933, as *amended* through November 16, 1948, so that as *amended* this portion of the resolution as to tanks shall read:

"... that there may be installed four (4) additional tanks, making a total of eight (8), as indicated on revised plans marked 'Received December 4, 1951' (1 sheet), *on condition* that in all other respects the resolutions as heretofore referred to shall be complied with (Plan No. 720-33, and Misc. Applic. 1769-51)."

269-37-BZ

APPLICANT—L. J. & W. J. Kalt, for Max Widmaier and Auguste Widmaier, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, for a term of five (5) years, permitting in a business use district, the conversion of occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—1325 Webster avenue, west side, 197 ft. north of East 169th street (Block 2887, Lots 177 and 178), Borough of The Bronx.

APPEARANCES—

For Applicant: S. Peter La Rose.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (269-37-BZ)

WHEREAS, this application under section 21 of the zoning resolution to permit in a business use district, the conversion of occupancy of an existing building to a motor vehicle repair shop affecting premises 1325 Webster avenue, west side, 197 ft. north of East 169th street (Block 2887, Lots 177 and 178), Borough of The Bronx, was granted by the Board October 19, 1937, on certain conditions; and

WHEREAS, the term of variance was extended January 14, 1947; and

WHEREAS, the applicant requested a further extension of the term of the variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 19, 1937 as *amended* through January 14, 1947 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under section 7, subdivision i, for a term of two (2) years from the date of this *amended* resolution, *on condition* that other than as herein *amended*, the resolution adopted on October 19, 1937 through January 14, 1947 shall be complied with in all respects and a new certificate of occupancy shall be obtained (N.B. 23-38)."

323-41-BZ—Vol. II

APPLICANT—Harry A. Yarish, for Harry Gleicher, owner.

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SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—1709-1729 Surf avenue, and 2931-2947 West 19th street northeast corner (Block 7061, Lots 27, 31, and 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (323-41-BZ—Vol. II)

WHEREAS, this application under section 7h of the zoning resolution to permit partly in a residence use district and partly in a business use district, the parking and storage of more than five (5) motor vehicles, affecting premises 1709-1729 Surf avenue and 2931-2947 West 19th street, northeast corner (Block 7061, Lots 27, 31 and 36), Borough of Brooklyn, was granted by the Board, as Vol. I, September 30, 1941, on certain conditions; and

WHEREAS, the term of variance was extended February 17, 1948, as Vol. II and January 10, 1950; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 30, 1941, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... Granted under section 7, subdivision h, for a term of two (2) years from the date of this amended resolution ... that other than as herein amended, the resolution adopted January 10, 1950, shall be complied with and a new certificate of occupancy shall be obtained (Alt. 2419-47)."

619-41-BZ—Vol. II

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, to permit in a residence and local retail use district, the extension in area of existing gasoline service station and the reconstruction of station and building to include lubritorium, auto laundry and motor vehicle repair shop.

PREMISES AFFECTED—218-02 Hillside avenue and 88-01 218th street, southeast corner (Block 10678, Lot 1), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (619-41-BZ—Vol. II)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the alteration of an existing gasoline service station and the erection of a new accessory building, affecting premises 218-02 Hillside avenue and 88-01 218th street, southeast corner (Block 10678, Lot 1), Queens Village, Borough of Queens, was granted by the Board December 16, 1941 as Vol. I, on certain conditions; and

WHEREAS, the resolution was amended January 20, 1948; and

WHEREAS, time to obtain permits and complete the work, was extended from time to time and last extended January 31, 1950; and

WHEREAS, this application under sections 7c and 7e of the zoning resolution, to permit in residence and local retail use districts, the extension in area of existing gasoline service station and the reconstruction of station and building to include lubritorium, auto laundry and the addition of a motor vehicle repair shop was amended, as Vol. II, July 25, 1950; and

WHEREAS, the resolution was further amended November 14, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 16, 1941, as thereafter amended by resolutions adopted through November 14, 1950, only so far as it has reference to the applicant's request that the fence shall be with steel pickets and not with wood pickets as formerly approved, and that in view of the error in construction that the fence with wood pickets as constructed may be maintained for a term of five (5) years in lieu of the steel picket fence as formerly proposed; that in all other respects the resolution as adopted December 16, 1941, and thereafter amended by resolutions through November 14, 1950 shall be complied with (N.B. 3066-41).

596-46-BZ—Vol. II

APPLICANT—Siegel and Green, for Hyman Friedman, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time—re Application (decision of the borough superintendent) previously granted on condition under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a commercial building (stores) for a term of years, using more than the permitted area.

PREMISES AFFECTED—Northwest corner of White Plains road and Guerlain street (Block 3927, Lot 17), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (596-46-BZ—Vol. II)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district the construction and maintenance of a miniature golf course for a period of years, affecting premises northwest corner of White Plains road and Guerlain street (Block 3927, Lot 17), Borough of The Bronx was granted by the Board, April 8, 1947, as Vol. I, on certain conditions; and

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WHEREAS, this application under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a commercial building (stores), for a term of years, using more than the permitted area was granted by the Board, December 19, 1950, as Vol. 11, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 19, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of statement by applicant that plans have been approved by the borough superintendent, that all permits shall be obtained and all work completed within the requirements of section 22A of the zoning resolution (N.B. 1046-50)."

597-46-BZ

APPLICANT—Irving Kirschenblit, for Manuel S. Hacker, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage to a printing shop, for a term of ten (10) years.

PREMISES AFFECTED—515 Greene avenue, north side, 200 ft. east of Nostrand avenue (Block 1794, Lot 81), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Kirschenblit.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (597-46-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from garage to a printing shop for a term of ten (10) years, affecting premises 515 Greene avenue, north side, 200 ft. east of Nostrand avenue (Block 1794, Lot 81), Borough of Brooklyn was granted by the Board February 25, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1947, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"Granted under section 7e for a term of five (5) years from the date of this *amended* resolution on condition ... that in all other respects the resolution adopted on February 25, 1947, shall be complied with and that a certificate of occupancy shall be obtained (Alt. 2338-46)."

420-48-BZ

APPLICANT—Frank Germain, for Douglas Baker, owner.

SUBJECT—Application for consideration—reopening and amendment as to additional tanks—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zon-

ing resolution, permitting in a residence use district, the extension to existing gasoline service station to include lubrication, auto washing, storage and sale of automobile accessories and office.

PREMISES AFFECTED—53-13 to 53-19 Beach Channel drive and 378 to 384 Beach 54th street, southeast corner (Block 377, Lot 58), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Harry Glickstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (420-48-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district, the extension to existing gasoline service station to include lubrication, auto washing, storage and sale of automobile accessories and office, affecting premises 53-13 to 53-19 Beach Channel drive and 378 to 384 Beach 54th street, southeast corner (Block 377, Lot 58), Arverne, Borough of Queens was granted by the Board July 13, 1948 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended July 19, 1949; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 13, 1948, as thereafter *amended* on July 19, 1949, by adding thereto:

"... that two (2) additional 550 gallon gasoline tanks may be installed as proposed and as indicated on plans filed with this application for *amendment* marked 'Received December 12, 1951,' (1 sheet), on condition that in all other respects the resolution above referred to shall be complied with (Alt. 772-48 and F.P. 1319-51)."

623-49-BZ

APPLICANT—Consolidated Edison Company of New York, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the commissioner of Marine and Aviation), previously granted on condition, under Section 9A of the zoning resolution, permitting in an unrestricted use, A area, Class 1½ height district, the erection of stacks (3) higher than permitted, within two miles of boundaries of LaGuardia Airport.

PREMISES AFFECTED—East side of East River, 350 ft. north of 20th avenue at Lawrence Point (Block 850, part of Lot 1), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Theron L. Galloway.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee 3
Negative 0
Not Voting: Commissioner Kleinert 1

THE RESOLUTION (623-49-BZ)

WHEREAS, this application under sections 9A and 21 of the zoning resolution, to permit in an unrestricted use, A

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area and Class 1½ height district, the erection of stacks (3), higher than permitted, within two miles of the boundaries of LaGuardia Airport, affecting premises east side of East River, 350 ft. north of 20th avenue at Lawrence Point (Block 850, part of Lot 1), Astoria, Borough of Queens was granted by the Board January 24, 1950, on certain conditions; and

WHEREAS, the resolution was amended September 12, 1950; and

WHEREAS, time to obtain permits and complete the work was extended January 9, 1951; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 24, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

" . . . that all permits shall be obtained and all work completed within the requirements of section 22A of the zoning resolution. (Decision of Comm. of Marine and Aviation dated July 8, 1949)."

247-50-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—47-01 to 47-21 Borden avenue (Midtown highway), north side, from 47th and 48th streets (Block 2305, part of Lot 101), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (247-50-BZ)

WHEREAS, this application under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in residence and business use districts the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles on the unbuilt portion of the lot, with curb cuts more than the permitted distance from the intersection, affecting premises 47-01 to 47-21 Borden avenue (Midtown Highway), north side, from 47th to 48th streets (Block 2305, part of Lot 101), Maspeth, Borough of Queens was granted by the Board July 25, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1950, by adding thereto:

" . . . that there may be installed four (4) 550 gallon gasoline storage tanks, making a total of twelve (12)

such tanks and two (2) additional approved gasoline dispensing pumps, making a total of eight (8) such pumps; that in lieu of the requirements of the resolution as to wall and the lot line, there may be installed a woven wire fence not less than 5 ft. 6 in. in height along the rear or northerly lot line and a wrought iron picket fence of similar height erected on a masonry base along 47th street in lieu of the requirements of the resolution, all as indicated on the revised plan marked 'Received December 14, 1951,' (1 sheet), *on condition* that in all other respects the resolution as adopted by Board on July 25, 1950, shall be complied with; that all permits shall be obtained and all work completed within nine (9) months from the date of this *amended* resolution (N.B. 2262-50)."

308-50-BZ

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee 3

Negative: Chairman Murdock 1

THE RESOLUTION (308-50-BZ)

WHEREAS, this application under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories, and office, and to permit the parking of cars waiting to be serviced, affecting premises 238 to 248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn was granted by the Board February 27, 1951, subject to the conditions imposed July 24, 1951, and the approval of revised plans submitted as being in substantial compliance with the Board's requirements; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 27, 1951, as *amended* July 24, 1951, only so far as it has reference to the requirements of the resolution as to the masonry wall to be erected on the interior lot line between Nelson street and Hamilton avenue and along a portion of Nelson street, so that as *amended* this portion of the resolution shall read:

" . . . that in lieu of the wall heretofore required along the interior lot line between Nelson street and Hamilton avenue and along a portion of Nelson street, there may be erected a steel picket fence erected on a masonry foundation to a total height of 5 ft. 6 in.,

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substantially as proposed, except as to height, and in the location as shown on plans filed with this request for amendment dated 'Received December 14, 1951,' on condition that in all other respects the requirements of the resolutions as adopted through July 24, 1951, shall be complied with (N.B. 557-50)."

918-50-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7h of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot, with an entrance beyond permitted distance from intersection.

PREMISES AFFECTED—108-47 to 108-57 Merrick boulevard and 108-28 to 108-42 171st street, northwest corner (Block 10253, Lots 1 and 10), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (918-50-BZ)

WHEREAS, this application under sections 7f and 7h of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office and to permit the parking of more than five motor vehicles on the unbuilt upon portion of the plot with an entrance beyond the permitted distance from the intersection, affecting premises 108-47 to 107-57 Merrick boulevard, and 108-28 to 108-42 171st street, northwest corner (Block 10253, Lots 1 and 10), Jamaica, Borough of Queens was granted by the Board April 3, 1951, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the requirements of the Board's resolution were approved May 8, 1951; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 3, 1951, by adding thereto:

"... that the masonry construction of the rear of the building and of the wall which has been constructed contrary to the requirements of the Board's resolution, may be omitted provided that such portions of the wall of the accessory building as are constructed with masonry units shall be stuccoed for the full area of such wall (N.B. 9391-50)."

953-50-BZ

APPLICANT—A. H. Salkowitz, for Lubritorium, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as per revised plans and approval of working drawings—re Application (decision of the borough superintendent) previously

granted on condition under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, repairs and the parking of more than five motor vehicles.

PREMISES AFFECTED—77-02 Roosevelt avenue and 40-01 77th street, southeast corner (Block 1488, Lot 1), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Abraham H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and plans approved.

THE VOTE TO REOPEN, AMEND RESOLUTION AND APPROVE PLANS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (953-50-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, repairs, and to permit the parking of more than five motor vehicles, affecting premises 77-02 Roosevelt avenue and 40-01 77th street, southeast corner (Block 1488, Lot 1), Jackson Heights, Borough of Queens was granted by the Board May 22, 1951, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an approval of plans submitted as being in substantial compliance with the Board's requirements.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 22, 1951, and approve working drawings thereunder, marked "Received December 12, 1951," (4 sheets), 3 sets, superseding previously filed plans, and to permit the width of the curb cuts to Roosevelt avenue at 30 ft. each, two cuts, and to 77th street, 25 ft. each, two cuts; and to permit all four (4) dispensing pumps to face Roosevelt avenue and none to face on 77th street, as shown on such plans; and to permit the installation of twelve (12) 550 gallon gasoline tanks, one (1) 550 gallon waste oil tank and one (1) 1000 gallon fuel oil tank; and to permit minor changes in the arrangement of the accessory building as thereon shown; and to change the location of the post standard for supporting a brand sign to a position as shown within the building line near the corner of Roosevelt avenue and 77th street (N.B. 8960-50).

593-41-BZ—Vol. II

APPLICANT—Max Horn, for Farock Theatre Corporation, owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, office, salesroom, and the parking and storage of motor vehicles (parking and storage previously granted by the Board).

PREMISES AFFECTED—1025 Beach 19th street, west side, 97 ft. north of Cornaga avenue (Block 49, Lot 46), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider a new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

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722-48-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for Harbay Realty Corp., owner; C.L.R. Realty Co., lessee.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a restricted retail and residence use, B area district, the erection and maintenance of a retail store building occupying more than the permitted area (previously withdrawn).

PREMISES AFFECTED—516-518 East 14th street, south side, 245 ft. 9 in. east of Avenue A and 519-521 East 13th street (Block 407, Lots 16, 17, 50 and 51), Borough of Manhattan.

APPEARANCES—

For Applicant: Herbert Kain.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application as Vol. II, to consider new proposal, subject to regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1018-48-BZ

APPLICANT—Emil Koeppel and Son, for F.I.B. Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of a miniature golf course and archery (previously dismissed).

PREMISES AFFECTED—2802 Brighton 3rd street, southwest corner of Banner avenue (Block 7260, Lots 48 and 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Emil Koeppel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to docket; applicant to file new decision from borough superintendent.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

137-51-BZ—Vol. II

APPLICANT—Siegel and Green, for Bell Management Corporation, owner, Herald Square Garage, Inc., lessee.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) previously granted on condition under section 7f of the zoning resolution, to permit in a retail use district, the change of occupancy on first floor from bus terminal to garage for more than five motor vehicles.

PREMISES AFFECTED—59-61 West 36th street and 58-60 West 37th street, south side, 150 ft. east of Avenue of The Americas (Block 838, Lot 10), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider a new proposal, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

242-51-BZ

APPLICANT—A. H. Salkowitz, for Elsie Wolosoff, owner.

SUBJECT—Application for consideration—reopening and reconsideration as to amendment—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution to permit in a manufacturing use district, the erection and maintenance of a building with a lumber yard on unbuilt upon portion of lot.

PREMISES AFFECTED—68-90 to 68-96 Austin street, southwest corner of 69th avenue (Stafford avenue); (Block 3234, Lot 45), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Abraham H. Salkowitz and William Blumberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

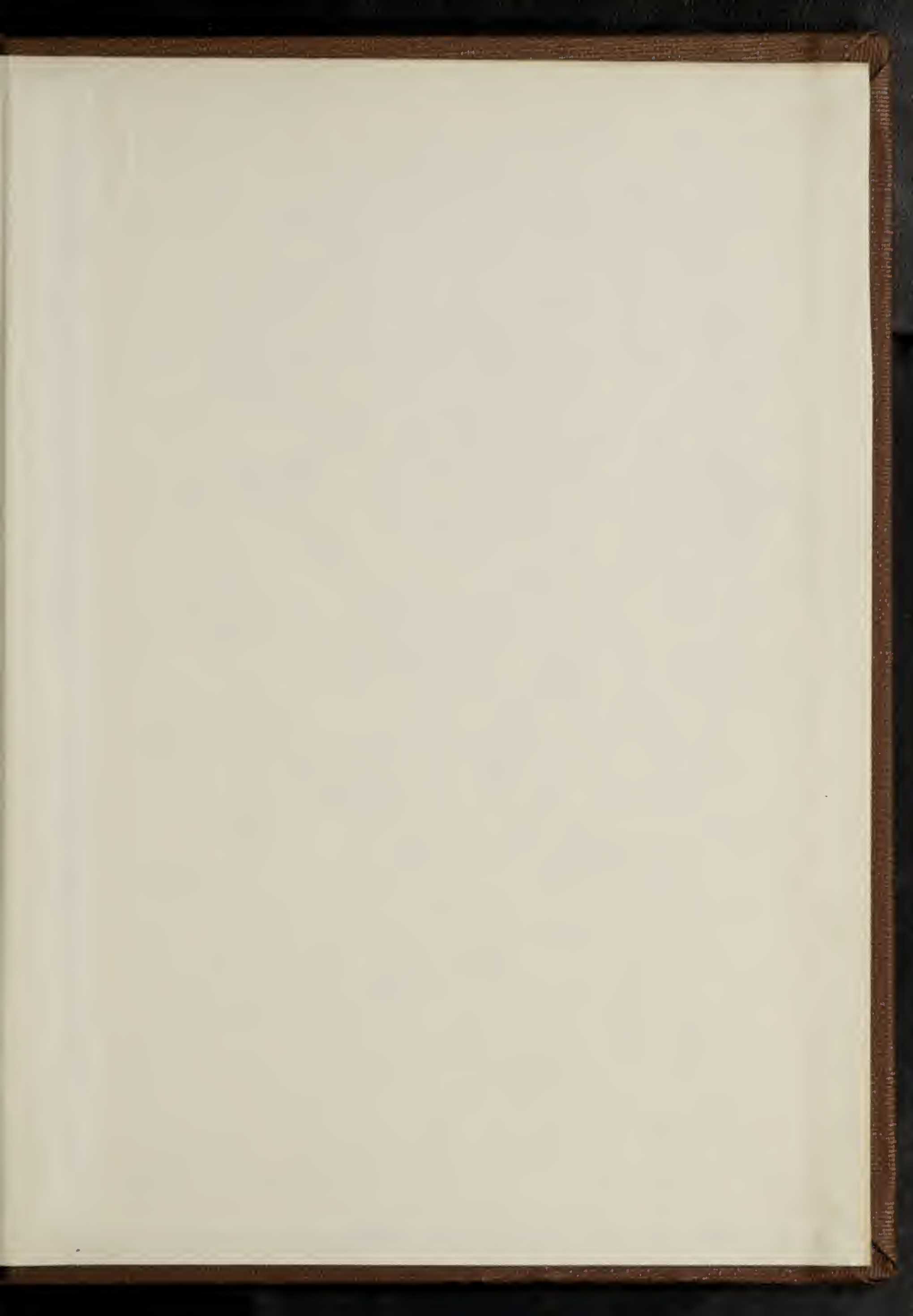
ACTION OF BOARD—Application reopened as Vol. II, to consider extension of use, subject to regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 5:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.



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